Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

18 Church Rise, Skidby, East Yorkshire, HU16 5TQ

- Semi Detached Property
- Charm & Character
- Fabulous Garden
- Council Tax Band = D
- Stunning Rear View
- Great Potential
- Quiet Yet Central Location
- Freehold/EPC = C

£290,000

INTRODUCTION

Very much a quaint country property, this semi detached house has a beautiful rear garden and fabulous views to the rear across the rolling landscape. Deceptively spacious and with a versatile layout, the property also affords great potential for remodelling/extension, subject to appropriate permissions. Viewing is an absolute must to appreciate the appeal of this lovely home which stands at the end of a small cul-de-sac, close to the village centre. In a simply delightful setting within this well favoured village. Currently the accommodation briefly comprises an entrance hall, lounge, dining room, study, modern downstairs shower room, kitchen and side porch. Upstairs are three bedrooms and a cloakroom. The accommodation has the benefit of gas fired central heating and uPVC framed double glazing. Outside a driveway provides parking and access to the detached brick and pitched tiled roof garage. The rear garden has many areas of interest with its shaped lawn, well stocked borders, vegetable plot, greenhouse and summerhouse at the bottom of the garden together with the striking views.

LOCATION

Church Rise a is cul-de-sac, accessed from Main Street, opposite the stunning Norman church within the centre of the village.

It's an ideal village that is surrounded by a wealth of beautiful countryside, affording delightful nature-walks and bridleways. In all, a truly desirable setting.

The characterful village of Skidby has a lovely sense of community and is particularly convenient for quick access to the vibrant village of Cottingham and bustling market-town of Beverley.

The village of Skidby offers its own Church of England primary school and Secondary school, in the nearby Cottingham High School. It's clustered around the historic Norman Church and the is a popular public house that also serves local food.

Skidby is conveniently located near Cottingham (approximately 2 miles), which boasts an excellent range of amenities, as well as Beverley, the market town (approx. 5 miles distance), which offers immediate access to the A164, the Humber Bridge and national motorway networks. There is also a bus route to Beverley.

ACCOMMODATION

An attractive residential entrance door with inset stained glass feature to:

ENTRANCE HALL

A central and very spacious entrance hall with turning staircase leading to the first floor off and cupboard beneath.

CLOAKS/SHOWER ROOM

Comprising a "walk in" shower area with glazed partition, handheld and rainhead shower system. Fitted furniture with inset wash hand basin, concealed flush W.C., attractive tiling to wall, heated towel rail.

LOUNGE

A lovely lounge with decorative beams to ceiling, picture window to front, feature marble fire surround with electric fire, delft rack to walls.

DINING ROOM

With picture window overlooking the rear garden and beyond.

KITCHEN

Situated to the rear of the property having a good range of fitted base and wall mounted units with work surfaces. There is a double oven, four ring gas hob, extractor hood above, sink and drainer to bay window which has a beautifully view overlooking the garden and the rolling landscape beyond. Plumbing for automatic washing machine and dishwasher.

SIDE PORCH

External access.

STUDY

Window to front elevation.

FIRST FLOOR

LANDING

A spacious landing with access to roof void.

BEDROOM 1

Window to rear providing a fabulous view across the garden and beyond.

BEDROOM 2

Again, a double bedroom with window to the rear providing fabulous view of the garden beyond. Cupboard to corner.

VIEW

BEDROOM 3

Window to front elevation.

CLOAK ROOM

With low level W.C., wash hand basin, wall mounted Worcester gas fired central heating boiler.

OUTSIDE

An attractive ornamental garden with curved low brick wall with raised borders being well stocked and with box hedging to the front. With many areas of interest, the rear garden has a beautiful aspect to the rear across the rolling landscape. Features include patio areas, shaped lawn and well stocked borders together with veg patch, greenhouse, shed and summerhouse to the far corner. A side drive provides access to the brick and pitched tiled roof garage.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

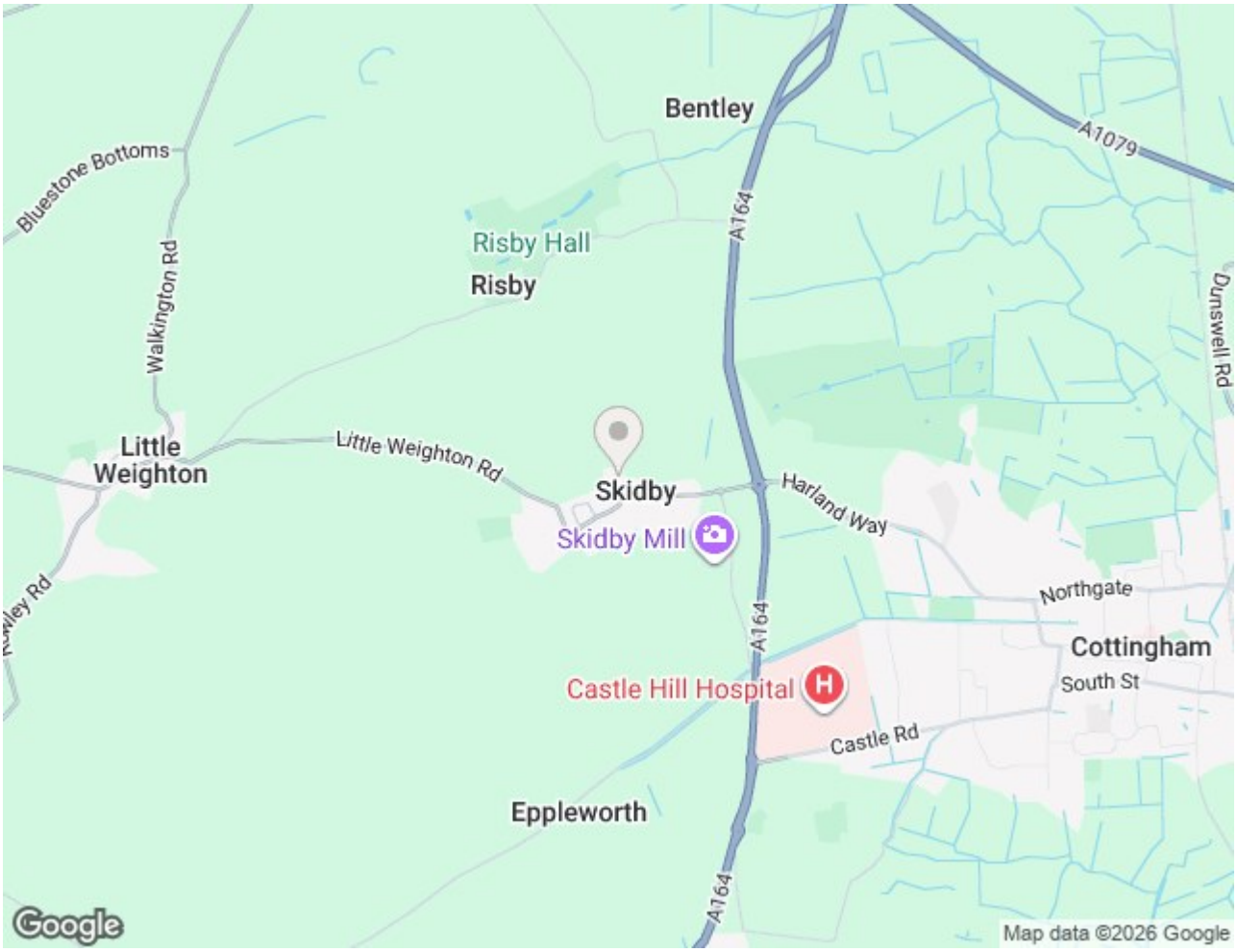
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.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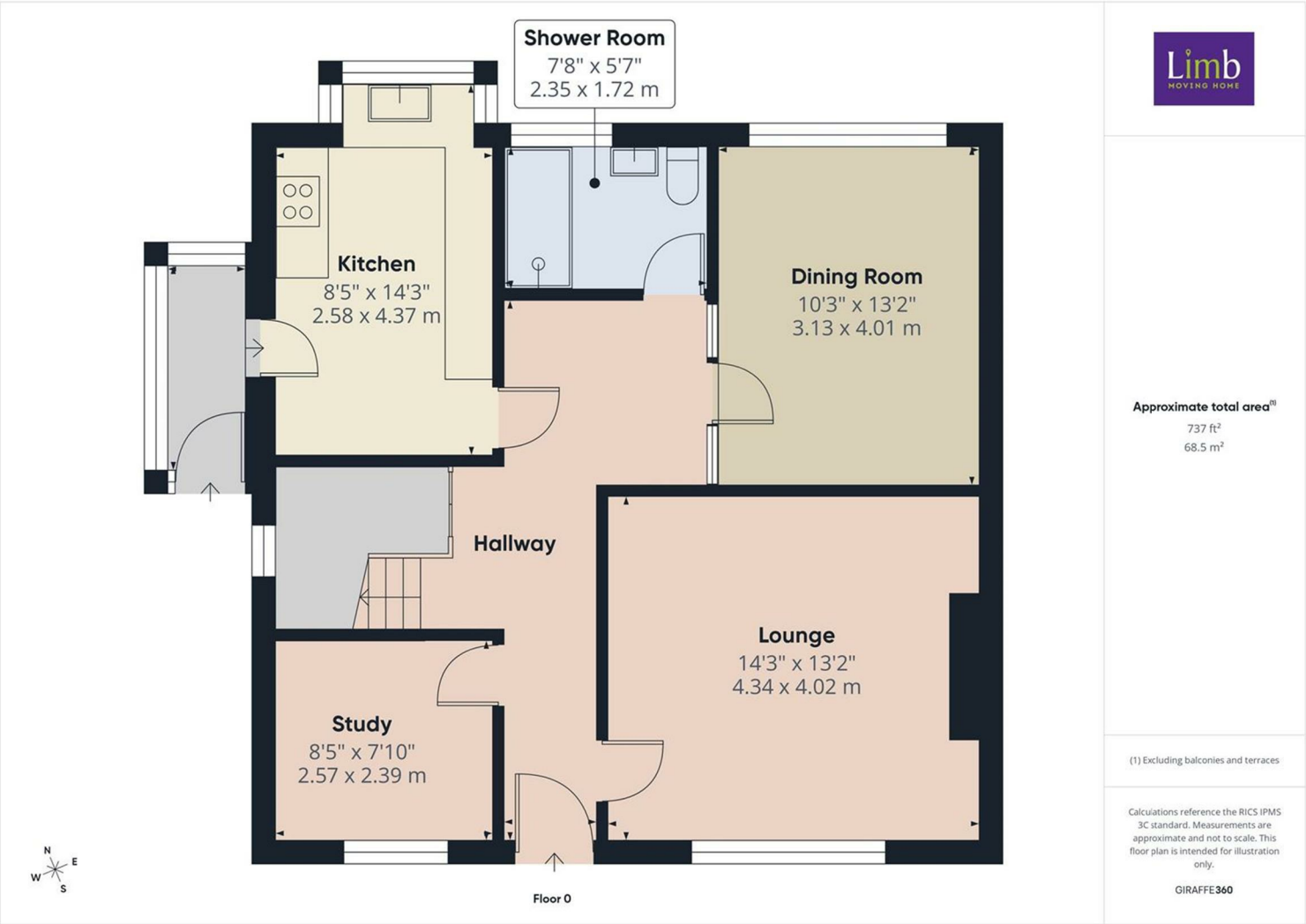
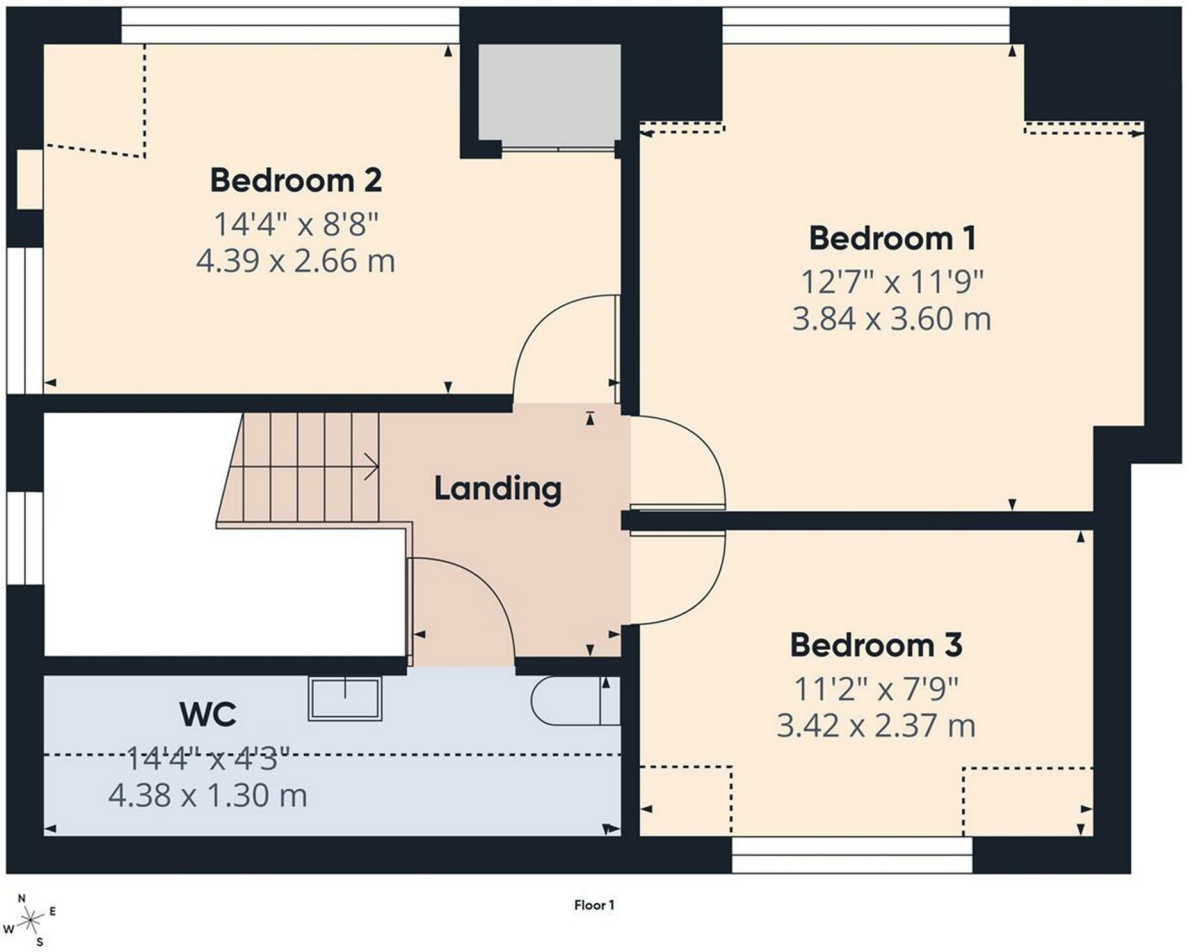

Shower Room
7'8" x 5'7"
2.35 x 1.72 m
Kitchen
8'5" x 14'3"
2.58 x 4.37 m
Dining Room
10'3" x 13'2"
3.13 x 4.01 m
Hallway
Lounge
14'3" x 13'2"
4.34 x 4.02 m
Study
8'5" x 7'10"
2.57 x 2.39 m
N
E
W
S
Floor 0
Limb
MOVING HOME
Approximate total area(1)
737 ft²
68.5 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Floor 1

Approximate total area(1)

450 ft²

41.8 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

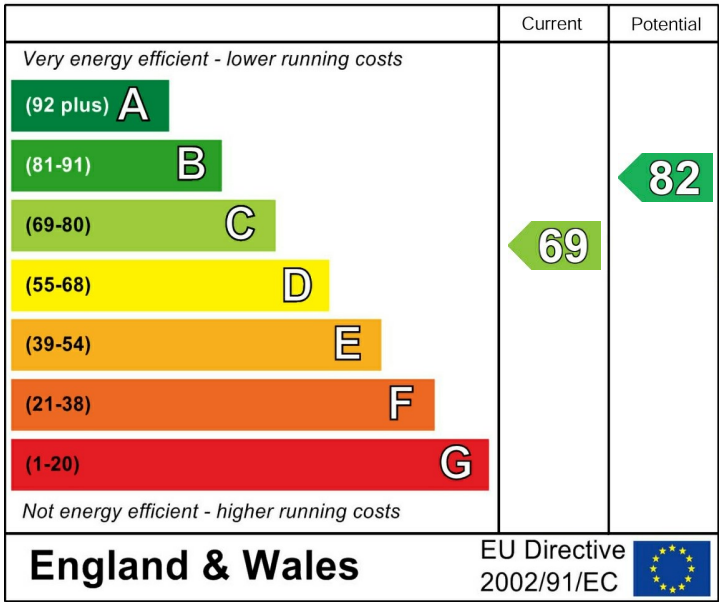
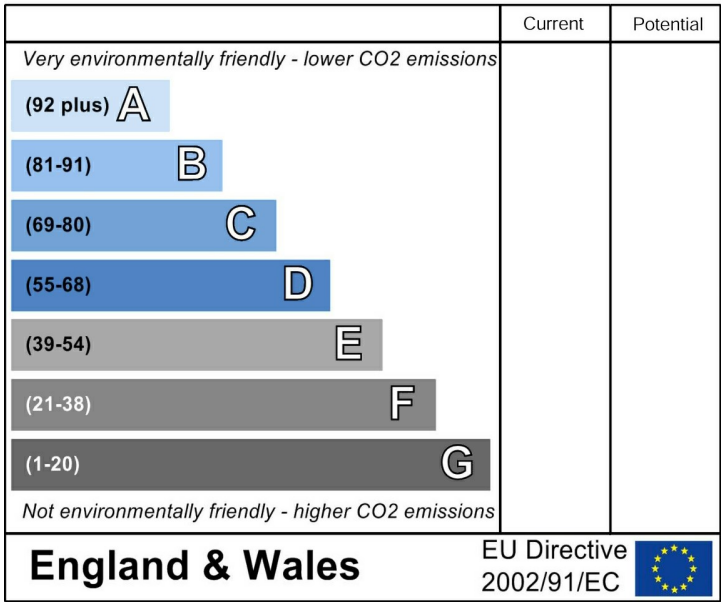
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating