

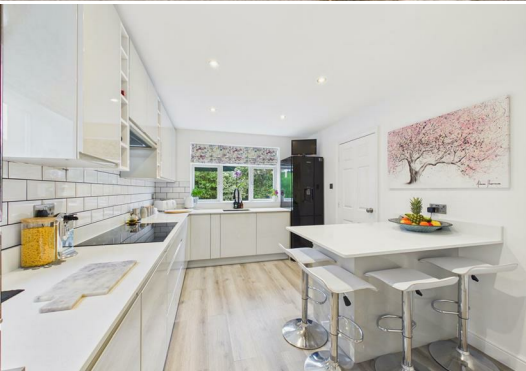
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**Limb**  
MOVING HOME



*133 Mill Rise, Skidby, East Yorkshire, HU16 5UA*

- 📍 Detached Family Home
- 📍 Stunning Dining Kitchen
- 📍 Three Reception Rooms
- 📍 Council Tax Band = E
- 📍 Four Double Bedrooms
- 📍 South Facing Garden
- 📍 Outdoor Entertaining Bar
- 📍 Freehold / EPC = C

**£419,950**

## INTRODUCTION

Beautifully presented throughout and thoughtfully enhanced by the current owners, this exceptional detached family home offers an impressive blend of stylish accommodation, versatile living space and superb outdoor entertaining areas, creating a property perfectly suited to modern family life.

The accommodation extends to a generous and well-balanced layout, with three reception rooms providing flexibility for a variety of lifestyles, whether for family living, home working or entertaining guests. At the heart of the home is a stunning dining kitchen, beautifully appointed with quality units and Quartz work surfaces, creating a striking focal point that combines practicality with contemporary design.

The first floor continues to impress, offering four genuine double bedrooms, ensuring ample space for growing families and visiting guests alike. The principal bedroom benefits from a modern en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom finished to an excellent standard.

Outside, the property enjoys a private south-facing rear garden designed to make the most of its enviable orientation. A decked seating area, circular patio and well-maintained lawn are complemented by attractive shrub borders, creating a wonderful outdoor environment for relaxing, entertaining and family enjoyment throughout the year.

A particularly noteworthy feature is the conversion of the rear section of the garage into a fully equipped outdoor bar with power and lighting, providing a unique social space ideal for entertaining friends and family. The front section remains as a useful store, whilst a side driveway provides off-street parking and benefits from the convenience of an EV charging point.

Combining high-quality presentation, generous accommodation and superb lifestyle features both inside and out, this is a home that offers immediate appeal and is ready to be enjoyed from the moment of purchase.

## LOCATION

Skidby is a charming village situated to the west of Cottingham. The village is well known for the iconic Skidby Mill, a Grade II\* listed windmill that dominates the skyline and serves as a proud symbol of the village's history. Offering a peaceful, elevated position, Skidby provides an appealing residential atmosphere for those seeking a quiet retreat that remains closely connected to the region's larger hubs.

The village maintains a charming, low-density feel while providing easy access to many local services. Residents enjoy the community-centric environment of the local village hall and the popular Sails Café, located at the windmill site. While the village preserves a tranquil pace, the extensive amenities of nearby Cottingham and the retail parks of Willerby are just a short drive away, providing a perfect balance of rural peace and modern convenience. The historic market town of Beverley is also within striking distance.

Education makes the area a primary choice for families. The village is home to the well-regarded Skidby Church of England Primary School, celebrated for its small school feel and strong community links. For secondary education, the village is ideally placed for access to Cottingham High School and Sixth Form College, while further independent schooling options are also within easy reach.

Skidby provides good regional connectivity for those who value a tranquil setting without sacrificing accessibility. The village is perfectly positioned near the A164, offering a direct and rapid link to Beverley and the A63/M62 corridor. The nearby rail links in Cottingham offer convenient access to the national rail network.

Accessibility to key destinations includes:

- Cottingham: Approx. 2 miles
- Beverley: Approx. 4 miles
- Hull City Centre: Approx. 6.5 miles
- York: Approx. 32 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. Positioned on the edge of the Wolds, the village serves as a scenic gateway to miles of undulating landscapes and peaceful walking trails. This blend of historic character and easy accessibility truly encapsulates the best of East Yorkshire life.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



## ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor and large storage cupboard under. There is an additional storage cupboard with shelving - ideal for shoes!



## *CLOAKS/W.C.*

With low flush W.C. and vanity unit with wash hand basin. Window to the front elevation.



## *LOUNGE*

With feature fire surround housing an open fire. Bay window to the front elevation and window to side.



## STUDY

With window to the front elevation.



## DINING KITCHEN

Featuring a range of high gloss fronted base and wall units with Quartz worktops incorporating an inset one and a half bowl sink plus integrated Caple appliances including an oven, combination microwave oven, induction hob with hidden extractor above. There is also an integrated dishwasher and a breakfast bar area with additional storage under. Windows to the side and rear.



## UTILITY ROOM

With fitted units, complementing worktops, large sink and drainer, plumbing for a washing machine and space for dryer. External access door to rear.



## DINING ROOM

Window to rear.



## FIRST FLOOR

## LANDING

A central landing area with large airing cupboard situated off.



## BEDROOM 1

Of king size proportions with window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to side.



## BEDROOM 2

With window to the rear elevation.



## BEDROOM 3

With window to the rear elevation.



## BEDROOM 4

With window to the front elevation.



## BATHROOM

With stylish suite comprising a bath with rainhead and hand held shower system and screen, vanity unit with wash hand basin and concealed flush W.C. Window to rear.



## OUTSIDE

The property enjoys a private south-facing rear garden designed to make the most of its enviable orientation. A decked seating area, circular patio and well-maintained lawn are complemented by attractive shrub borders, creating a wonderful outdoor environment for relaxing, entertaining and family enjoyment throughout the year.

A particularly noteworthy feature is the conversion of the rear section of the garage into a fully equipped outdoor bar with power and lighting, providing a unique social space ideal for entertaining friends and family. The front section remains as a useful store, whilst a side driveway provides off-street parking and benefits from the convenience of an EV charging point.



## OUTDOOR BAR



## REAR VIEW



## GLAZING

The property has the benefit of uPVC double glazing.

## HEATING

The property has the benefit of gas central heating via a boiler installed December 2022 and a pressurised cylinder installed January 2026.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## *PROGRESSING AN OFFER*

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## *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.

