

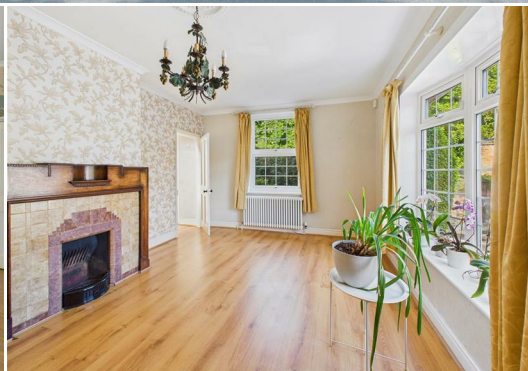
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**Limb**  
MOVING HOME



*72 Main Street, Skidby, East Yorkshire, HU16 5TH*

- 📍 3/4 Bedrooms
- 📍 Detached Cottage
- 📍 Versatile Layout
- 📍 Council Tax Band = C
- 📍 Central Village Location
- 📍 Private Garden
- 📍 Parking & Garage
- 📍 Freehold/EPC = D

**£385,000**

## INTRODUCTION

With roses around the door, this spacious and individual 3/4 bedroomed detached cottage stands on Main Street in Skidby, perfectly positioned in the heart of the village opposite the historic Norman church. This versatile property offers great living space, including potential annex space downstairs which could serve as a fourth bedroom.

The ground floor affords a generous and versatile layout, briefly comprising a spacious lounge, dining room, kitchen, snug, and a to the garden room which could also be bedroom 4 with adjacent ground floor shower room. The first floor provides three comfortable bedrooms and a well-appointed family bathroom.

Benefiting from uPVC double glazing and gas fired central heating throughout, this home ensures comfort and adaptability all with a lovely setting. Outside, a rear garden space provides a private retreat, and the property also enjoys picturesque views of the village Church, adding to its charm and idyllic setting. This unique residence combines generous living space with a prime location within the village. Viewing is highly recommended!

## LOCATION

The attractive village of Skidby, is conveniently located near Cottingham (approximately 2 miles) with it's excellent range of amenities and the historic market town of Beverley being approximately 5 miles distant. With immediate access to the A164, easily accessible is the Humber Bridge and connections to the national motorway network. Skidby is also ideal to strike out to the beautiful surrounding countryside offering delightful walks and bridleways. In all, a truly desirable setting of which an early viewing is strongly recommended.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

2'9" x 4'9" approx (0.84m x 1.45m approx)

With stairs to first floor and access to living areas.



## LOUNGE

15' x 13'3" (4.57m x 4.04m)

With window to front, gas fire with stone fire surround, storage cupboard to corner.



## DINING ROOM

14'11" x 11'4" approx (4.55m x 3.45m approx)

With window to side and open fireplace with tiling and feature fire surround.



## KITCHEN

7'4" x 9'10" approx (2.24m x 3.00m approx)

Galley kitchen with fitted units, worksurfaces and integrated microwave, fridge freezer, dishwasher, five-ring gas hob with extractor hood above, sink & drainer beneath window to rear.



## INNER HALL

With storage cupboard housing the combi boiler and arched opening to the snug.

## SNUG

11'4" x 10'4" approx (3.45m x 3.15m approx)

With window to front, storage cupboard to corner and French doors opening onto rear garden.



## GARDEN ROOM/BEDROOM 4

9' x 11'7" approx (2.74m x 3.53m approx)

With Velux skylight and French doors opening onto the rear garden.



## SHOWER ROOM

4'3" x 6'5" approx (1.30m x 1.96m approx)

With shower to corner, low-flush W.C. and wash-hand basin tiled surround.



## FIRST FLOOR

## LANDING

With window to rear elevation.

## BEDROOM 1

14'10" x 11'9" approx (4.52m x 3.58m approx)  
With windows to front and side elevation, wardrobes.



## BEDROOM 2

14'9" x 8'5" approx (4.50m x 2.57m approx)  
With window to front elevation.



## BEDROOM 3

11'10" x 4'10" approx (3.61m x 1.47m approx)  
With window to front elevation and fitted wardrobe.



## BATHROOM

Spacious, tiled bathroom comprising walk-in shower to corner, bath, low-flush W.C., wash-hand basin and window to side elevation.



## OUTSIDE

A private garden lies to the side of the property, mainly lawned. A driveway provides parking to the front of the property, as well as access to the built-in garage space.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

## AGENTS NOTE

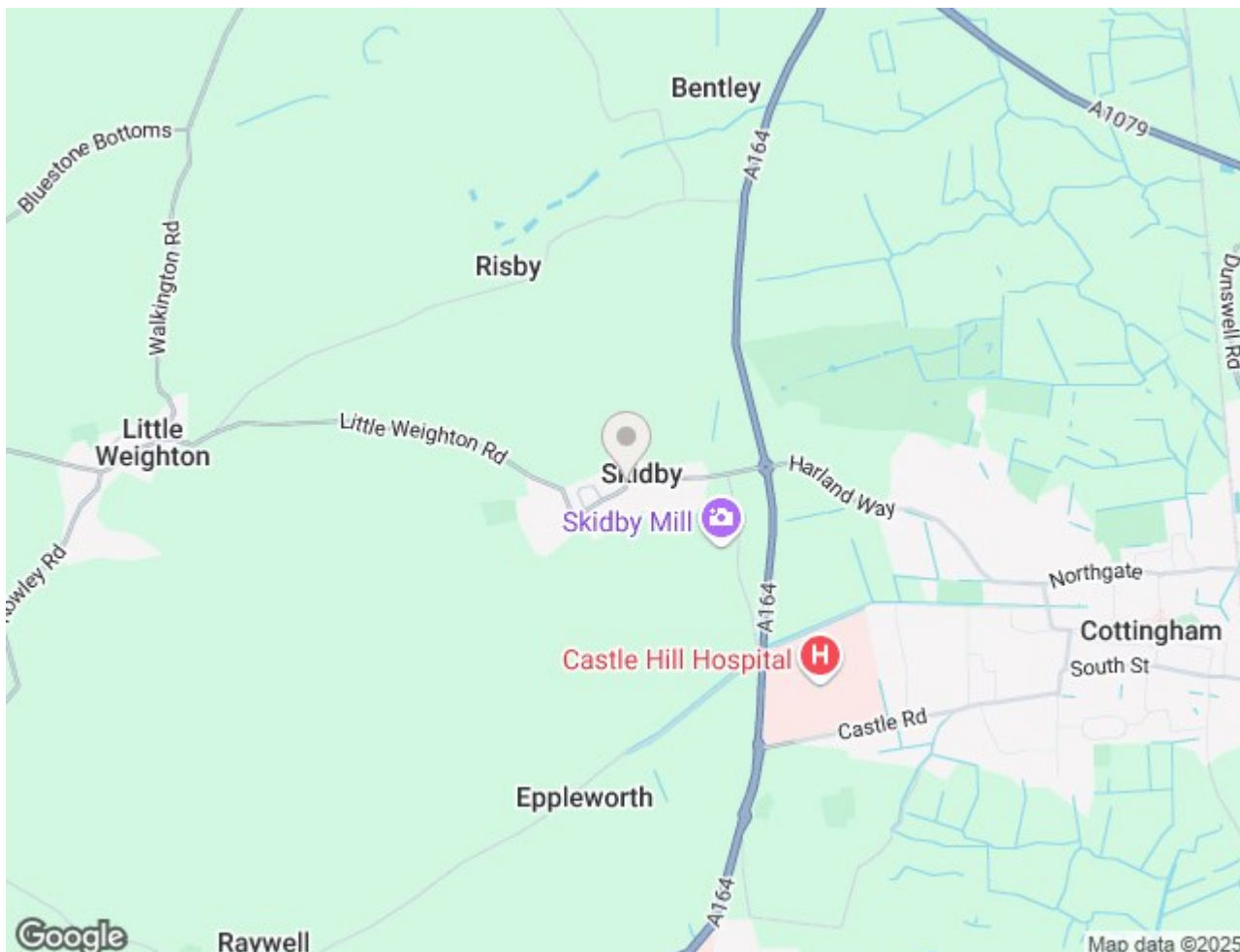
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.





Floor 0



Floor 1




Approximate total area<sup>m</sup>  
1446 ft<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	