



*7 Main Street, Skidby, East Yorkshire, HU16 5TZ*

- 📍 Tremendous Potential
- 📍 Individual Detached Property
- 📍 Scope to Extend/Remodel
- 📍 Council Tax Band = D
- 📍 Approx. 0.36 Acre
- 📍 View of Skidby Mill
- 📍 Rare Opportunity!
- 📍 Freehold/EPC = D

**£375,000**

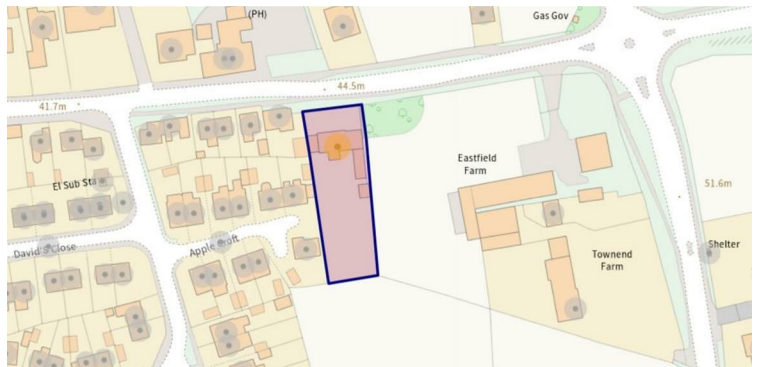
## INTRODUCTION

Standing in approx. 0.36 acre looking south across fields towards Skidby Mill is this detached property which provides great potential. Currently this dormer style home offers spacious accommodation including two double bedrooms and in the agents opinion, also affords significant potential to extend/remodel, subject to appropriate permissions. The property is also ideal for those looking for garaging/workshop facilities for hobbies/storage as there is a large attached garage with two workshops behind. The accommodation is depicted on the attached floorplan, originally having been a bungalow which has had a dormer conversion to provide further accommodation upstairs. Overall, the accommodation briefly comprises an entrance hall, triple aspect lounge, dining kitchen, rear conservatory, utility room and downstairs shower room. On the first floor are two double bedrooms and an en-suite bathroom. Given the size of the plot, there is plenty of potential to extend/remodel to create a significant larger home of higher value. A particular feature is the view to the south across the lawned gardens, fields beyond and onwards to the historic Skidby Mill. To the front, good parking is provided together with access to the garage and carport.



## LOCATION

The small village of Skidby is so convenient for nearby Cottingham (approximately 2 miles) with its excellent range of amenities and the historic market town of Beverley is 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

With staircase leading to first floor off.

## LOUNGE

20'10" x 13'0" approx (6.35m x 3.96m approx)

Reducing to 11'9" approx. Bow window to front elevation, double doors to the rear and window to side elevation. There is a brick edged fire surround with gas fire.



*DINING KITCHEN*

25'2" x 10'6" approx (7.67m x 3.20m approx)

Having a range of fitted units. Windows to rear elevation and door into conservatory.



*DINING AREA*



### *CONSERVATORY*

11'4" x 10'8" approx (3.45m x 3.25m approx)

A spacious conservatory overlooking the rear garden with door leading out to the paved patio. There is also a radiator for all year round use.



### *UTILITY ROOM*

10'0" x 9'0" approx (3.05m x 2.74m approx)

With fitted work surface, plumbing for automatic washing machine.

### *SHOWER ROOM*

With large shower cubicle, wash hand basin and concealed flush W.C., tiling to the walls.



### *FIRST FLOOR*

### *LANDING*

### *BEDROOM 1*

15'0" x 15'0" approx (4.57m x 4.57m approx)  
With two windows providing views to the south across the garden and towards Skidby Mill. Fitted wardrobes.



### *EN-SUITE BATHROOM*

With low level W.C., pedestal wash hand basin, panelled bath, tiled surround.



### *BEDROOM 2*

14'9" x 10'6" approx (4.50m x 3.20m approx)  
Window to the south overlooking the garden and providing a view towards Skidby Mill. Fitted wardrobes. Access door to very useful eaves storage



## *OUTSIDE*

Overall the property occupies a plot of approx. 0.36 acre. A block set forecourt provides multi vehicle parking. A carport is fitted to one side of the property and to the other lies a large garage. The rear garden enjoys a southerly aspect and has a large block set patio area with an extensive lawn beyond.

## *PATIO*



## *GARAGE/OUTBUILDINGS*

### *GARAGE*

21'10" x 18'5" approx (6.65m x 5.61m approx)

With up and over entrance door, separate personnel door to front and further personnel door to rear. The garage houses the gas fired central heating boiler.

### *WORKSHOP 1*

18'4" x 12'8" approx (5.59m x 3.86m approx)

Accessed via double doors from the rear terrace. An internal opening provides access through to workshop 2.



### *WORKSHOP 2*

18'4" x 11'6" approx (5.59m x 3.51m approx)

### *SHED*

There is a separate garden shed for storage.



*VIEW TO REAR*



*REAR VIEW*



*CENTRAL HEATING*

Central heating is via a gas fired central heating boiler, situated in the garage.

### *DOUBLE GLAZING*

The property has majority uPVC framed double glazing.

### *SERVICES*

Mains drainage, water, electricity and gas are connected.

### *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*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *AGENTS NOTE*

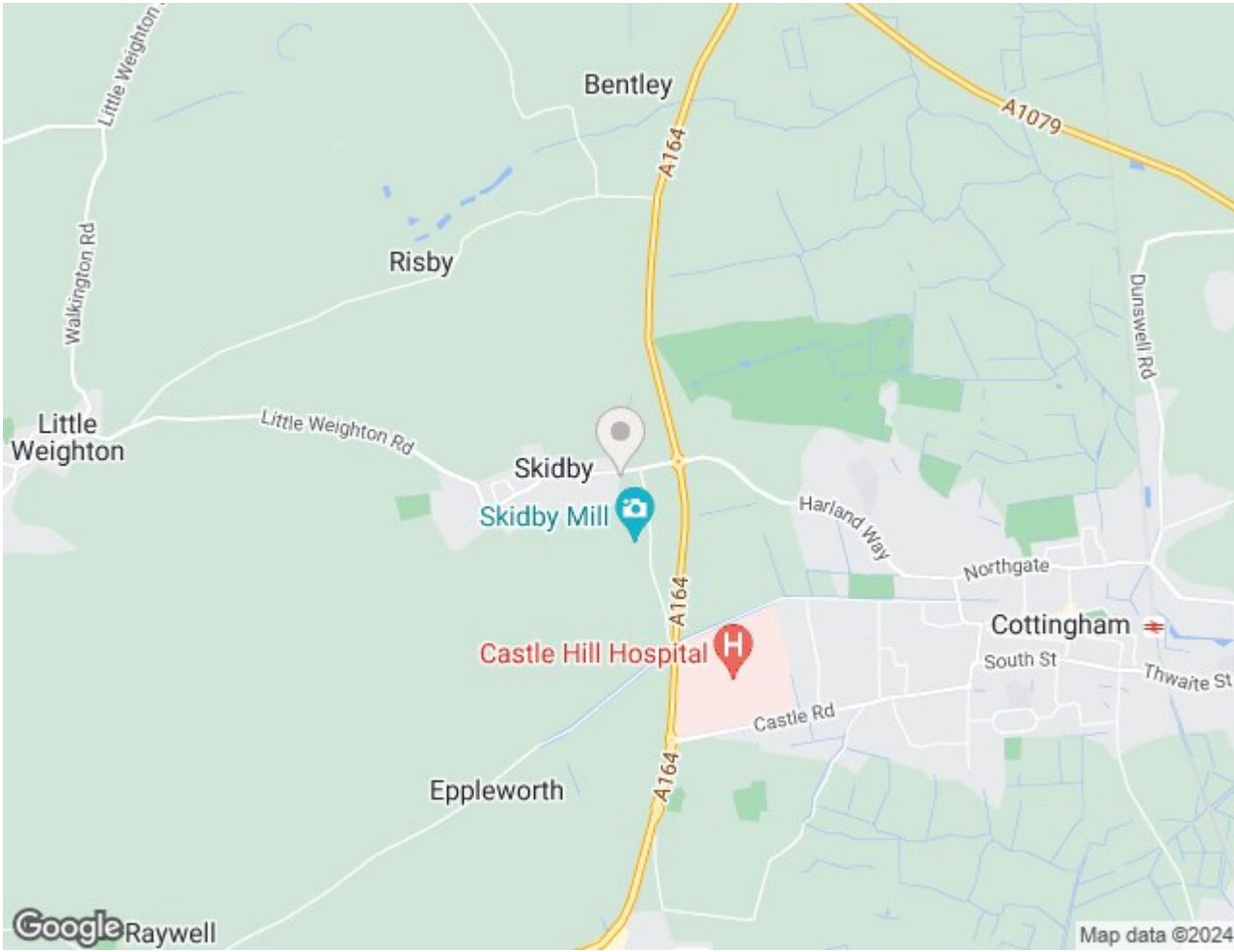
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



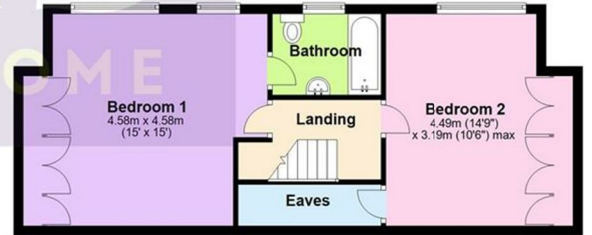
**Ground Floor**

Approx. 159.6 sq. metres (1718.4 sq. feet)



**First Floor**

Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 210.0 sq. metres (2260.9 sq. feet)

