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Matthew
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MOVING HOME



29 Main Street, Skidby, Cottingham, East Yorkshire, HU16 5TZ

- 📍 Interesting Opportunity
- 📍 Full Renovation Required
- 📍 Detached Cottage Property
- 📍 Council Tax Band = E
- 📍 Currently 3 Beds
- 📍 Tandem Garage
- 📍 South Facing Garden
- 📍 Freehold/EPC =

£280,000

INTRODUCTION

A very interesting opportunity! In need of a comprehensive programme of renovation, is this detached cottage property which stands prominently in the village centre on the south side of Main Street. With tremendous potential and plenty of scope to remodel and extend subject to appropriate permissions, a willing purchaser can create a beautiful home of significantly higher value in a lovely village setting. The property has a driveway which provides parking and access to the tandem garage. To the rear there is an attractive south facing garden. The current accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, dining room, breakfast kitchen and rear conservatory. Upon the first floor are three bedrooms and a shower room. The accommodation has the benefit of gas fired central heating to radiators served by a Worcester boiler.

Viewing is strongly recommended to appreciate the charm of this home and the possibilities available. Please note that the property does require a comprehensive programme of renovation to bring it up to modern standards.

LOCATION

The small village of Skidby is so convenient for nearby Cottingham (approximately 2 miles) with it's 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

Running front to back, there is a window overlooking the rear garden. A staircase leads up to the first floor.

LOUNGE

15'2" x 13'6" approx (4.62m x 4.11m approx)

With cross beam, windows to front and rear and external access door to the garden. The chimney breast houses a stone fire surround.



DINING ROOM

15'2" x 11'2" approx (4.62m x 3.40m approx)
With windows to front and rear and door leading out to the conservatory. The chimney breast houses a decorative fire surround with open fire. Cupboard to corner.



BREAKFAST KITCHEN

15'1" x 10'8" approx (4.60m x 3.25m approx)
Having a selection of fitted units, double oven, four ring electric hob, filter hood above, sink and drainer, plumbing for automatic washing machine and dishwasher. Windows to front and rear, door leading through to rear conservatory.



CONSERVATORY

14'10" x 7'0" approx (4.52m x 2.13m approx)
Overlooking the rear garden with doors leading out.



FIRST FLOOR

LANDING

A corridor landing with two windows to the front elevation.



BEDROOM 1

16'1" x 11'9" approx (4.90m x 3.58m approx)
Up to fitted wardrobes to one wall, cupboard to corner, windows to both front and rear elevations.



BEDROOM 2

11'9" x 7'3" approx (3.58m x 2.21m approx)
Window to rear elevation, fitted wardrobe.



BEDROOM 3

13'5" x 10'0" approx (4.09m x 3.05m approx)
Accessed via a reduced head height doorway. Window to rear,
wardrobe, vanity wash hand basin.



SHOWER ROOM

With suite comprising low level W.C., large shower cubicle, wash hand basin. Cupboard to corner housing cylinder tank and gas fired central heating boiler.



OUTSIDE

The property abuts the pavement to the front. A block set driveway provides parking and access to the tandem length garage. The garage measures approximately 31'3" x 9'6" (internal) and is accessed via an automated up and over entry door. The attractive rear garden enjoys a southerly aspect. There is a paved patio with steps up to a lawn interspersed with shrubs and evergreens. There are well stocked borders which feature a small rockery. There is also an outside W.C..



REAR VIEW



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

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

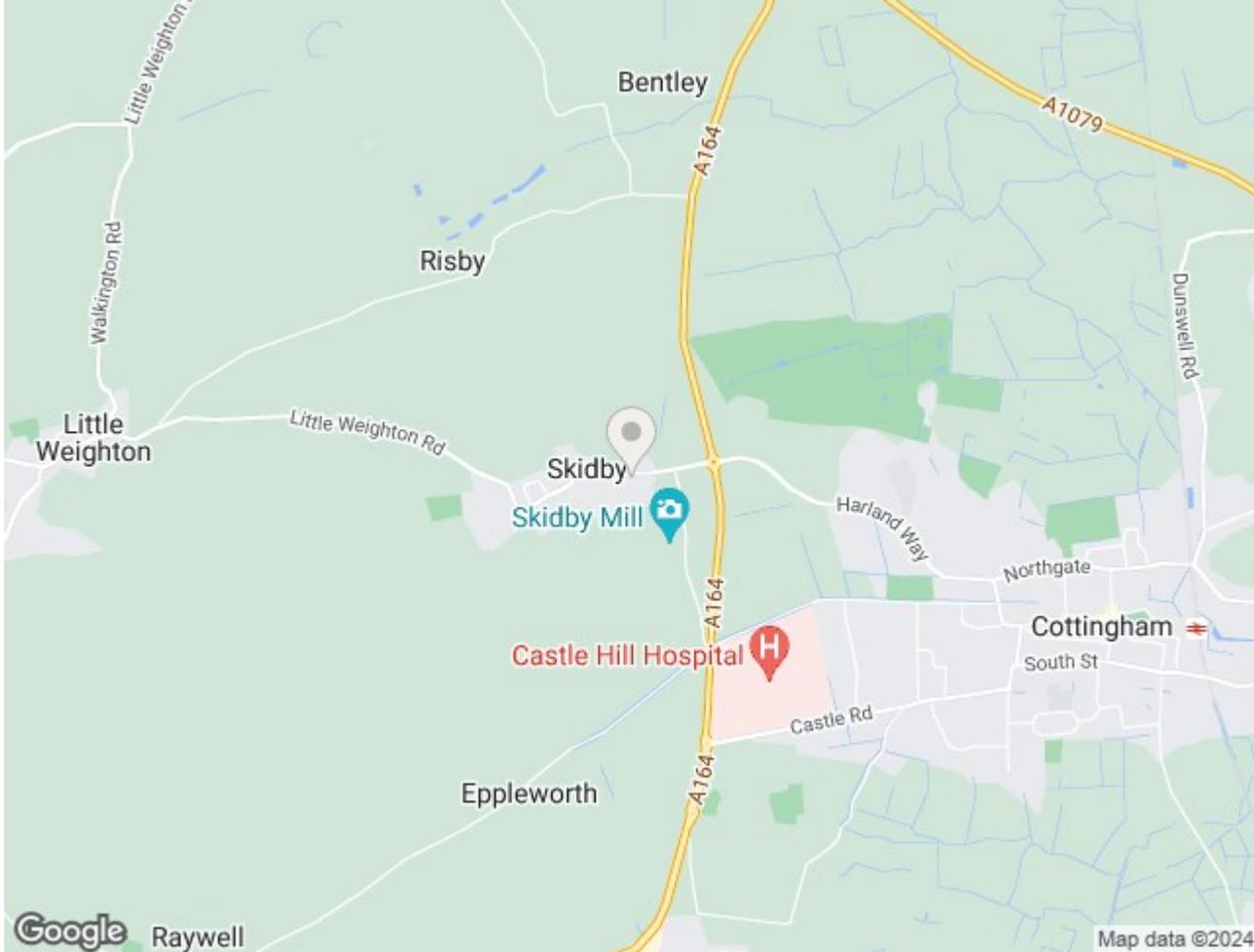
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

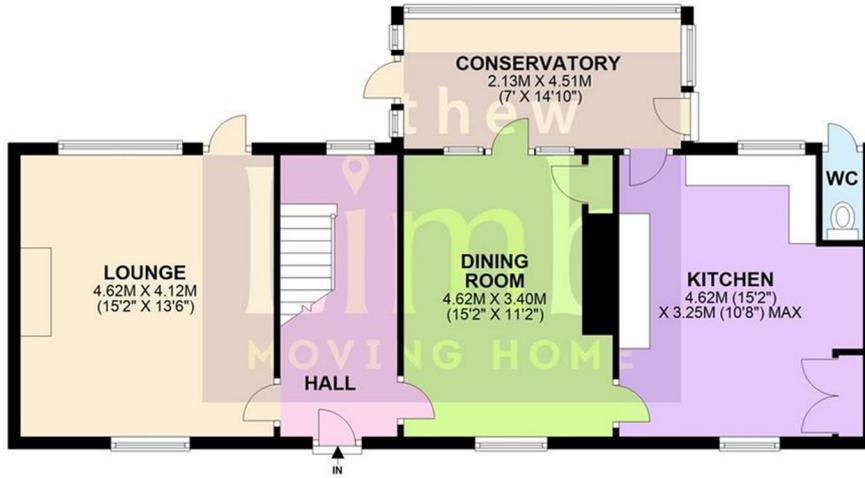
VALUATION SERVICE

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. 73.4 SQ. METRES (789.7 SQ. FEET)



FIRST FLOOR

APPROX. 61.1 SQ. METRES (657.3 SQ. FEET)



TOTAL AREA: APPROX. 134.4 SQ. METRES (1447.0 SQ. FEET)

29 MAIN STREET

