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Limb
MOVING HOME



5 South Rise, Skidby, East Yorkshire, HU16 5UH

- 📍 Stunning Detached Bungalow
- 📍 Beautifully Landscaped Garden
- 📍 Recently Modernised
- 📍 Bathroom & En-Suite
- 📍 Contemporary Dining Kitchen
- 📍 Double Garage & Driveway
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = C

£485,000

INTRODUCTION

Introducing this stunning detached bungalow located in the charming village of Skidby. This property boasts a modern and spacious layout, with three double bedrooms, a bathroom, and an en-suite. The property has been recently remodelled and modernised to an excellent standard, featuring oak doors throughout and contemporary fittings.

Outside, the property offers a driveway for at least two cars as well as a double garage, providing ample parking. The landscaped rear garden is perfect for outdoor entertaining and relaxation.

The highlight of this property is the stunning dining kitchen, perfect for hosting family meals and entertaining guests. The bathroom is equipped with a corner bath and a separate walk-in shower, offering both style and convenience.

Skidby is a picturesque village with a strong sense of community, offering a peaceful and tranquil setting. Nearby, residents can enjoy the beauty of Skidby Mill, a historic windmill offering stunning views of the surrounding countryside. The village also benefits from easy access to local amenities and excellent schools, making it an ideal location for families.

Do not miss the opportunity to view this exceptional property and make it your new home. Contact us today to book a viewing.

LOCATION

South Rise is an attractive cul-de-sac of detached properties located off Main Street in the popular village of Skidby. The attractive village of Skidby is well placed for access to Cottingham, Beverley, Hull and the West Hull villages. The Humber Bridge northern approach road lies to the east of the village and connects into the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central hallway provides access to all principal rooms. Double cupboard off.



LOUNGE

20'9" x 13'9" approx (6.32m x 4.19m approx)

A particularly spacious room with a contemporary electric fire and wiring for a wall mounted TV above. Patio doors lead out to the rear garden.



DINING KITCHEN

28'5" x 11'6" approx (8.66m x 3.51m approx)

Fabulous space with two sets of sliding doors opening out to the rear garden. The kitchen has an extensive range of contemporary units with quartz worksurfaces and matching central island with breakfast bar peninsular. There is a large pantry cupboard to one corner plus a host of integrated appliances including an oven, microwave oven, induction hob, larger fridge, freezer, washing machine, dishwasher and integrated bin storage. Window to side.



KITCHEN AREA



DINING AREA

With patio doors to two sides leading out to the beautifully landscaped rear garden.



BEDROOM 1

10'6" x 14'8" approx (3.20m x 4.47m approx)
Measurements up to bay window to the front. There is a range of fitted wardrobes to one wall.



EN-SUITE SHOWER ROOM

With suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to walls and window to side.



BEDROOM 2

10'8" x 10'7" approx (3.25m x 3.23m approx)
With window to the front elevation.



BEDROOM 3

10'8" x 7'0" approx (3.25m x 2.13m approx)
With window to side elevation.



BATHROOM

10'4" x 8'2" approx (3.15m x 2.49m approx)
With luxurious suite comprising a corner bath, walk in shower enclosure, vanity unit with wash hand basin and low flush W.C.
Heated towel rail, recessed downlighters to ceiling, window to side.



OUTSIDE

The property enjoys a lovely plot with beautifully landscaped gardens. A lawned garden extends to the front with a central path leading to the front door. A block set driveway provides ample off street parking and leads onwards to the detached double garage with electric roller door.

The rear garden has been beautifully landscaped with ease of maintenance in mind. With attractive patio areas and artificial lawn it really is a place to relax and aenjoy.



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

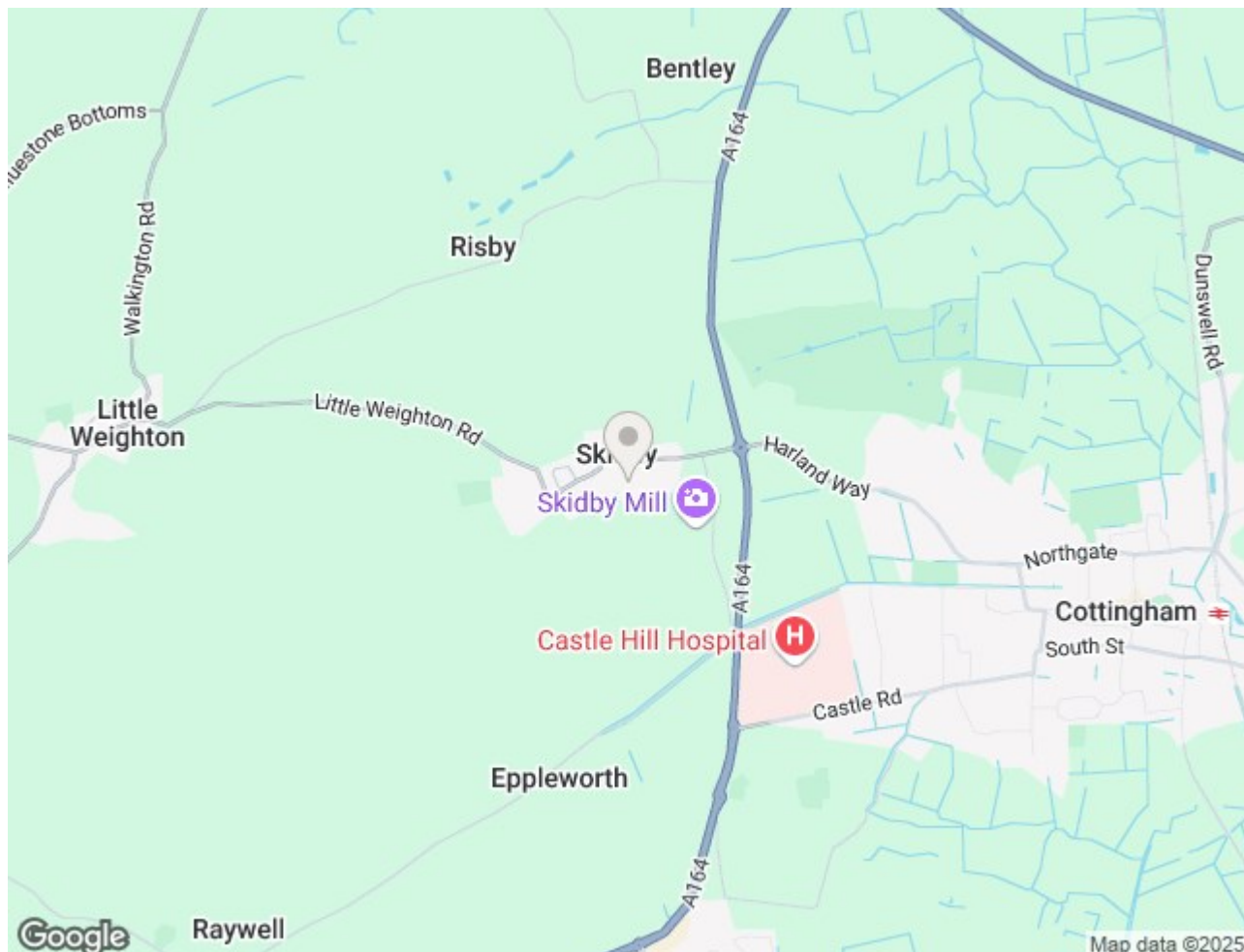
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 145.9 sq. metres (1569.9 sq. feet)



Total area: approx. 145.9 sq. metres (1569.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	