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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

£375,000

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.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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.





HEATING

The property has the benefit of gas fired central heating throughout.

GLAZING

The property has the benefit of uPVC double glazing.

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, such as floor coverings, curtains and light fittings. 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

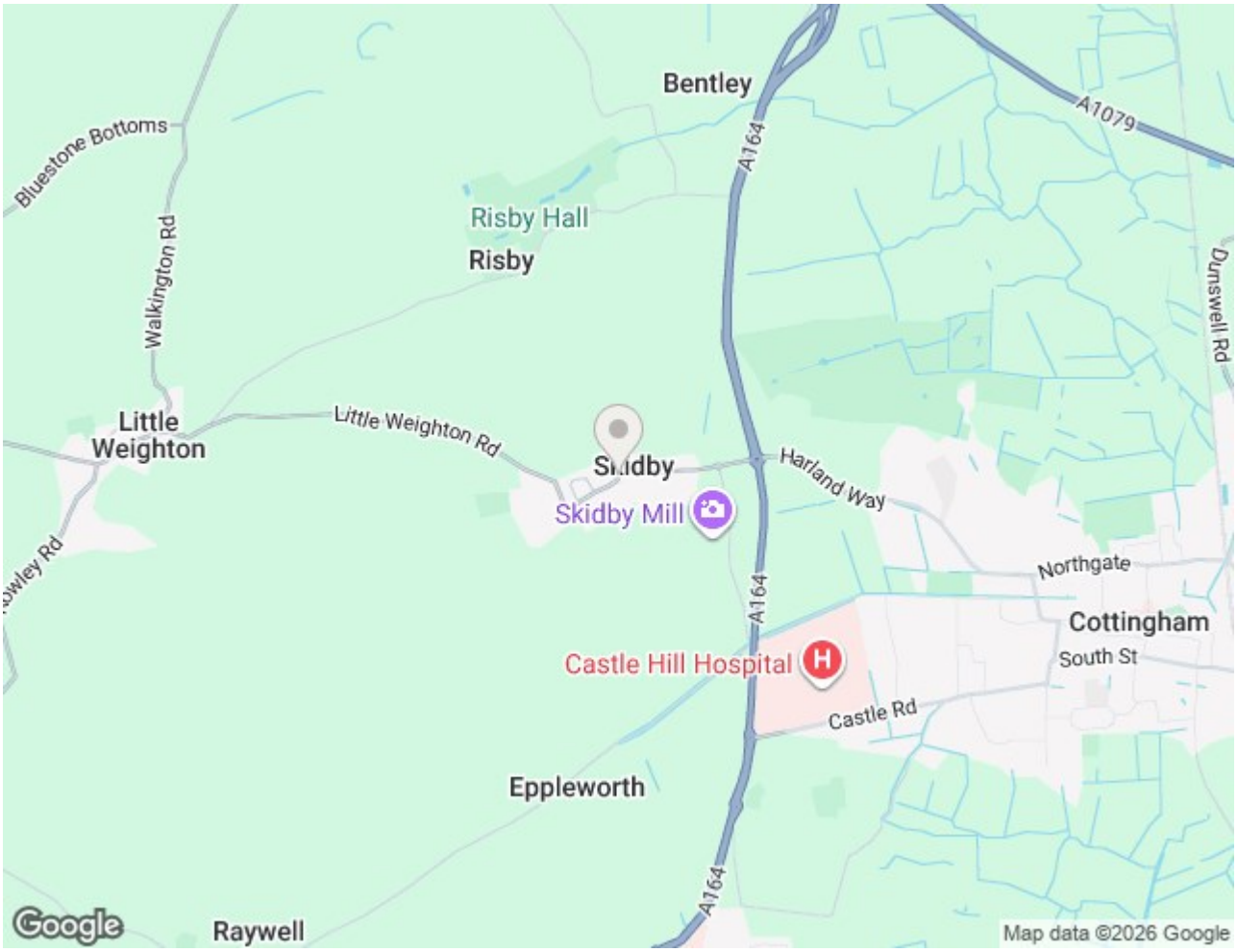
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

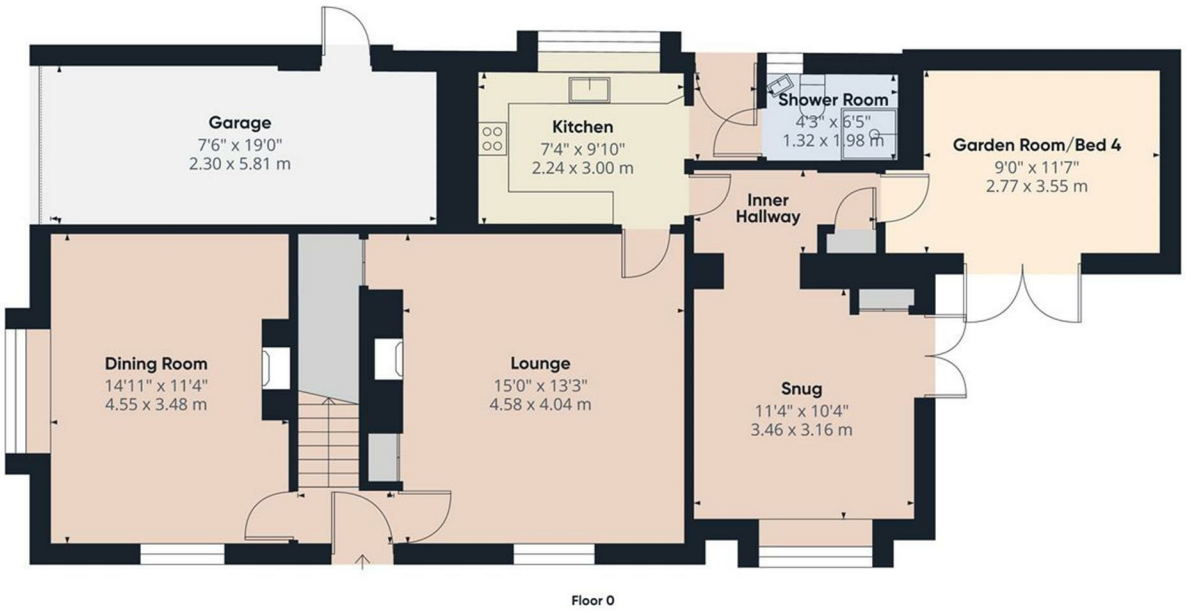
PROGRESSING AN OFFER

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.


Bentley
A1079
Bluestone Bottoms
Walkington Rd
Risby Hall
Risby
A164
Dunswell Rd
Little Weighton
Little Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
South St
Castle Hill Hospital
Castle Rd
Eppleworth
Raywell
Google
Map data ©2026 Google



Floor 0

Approximate total area(1)

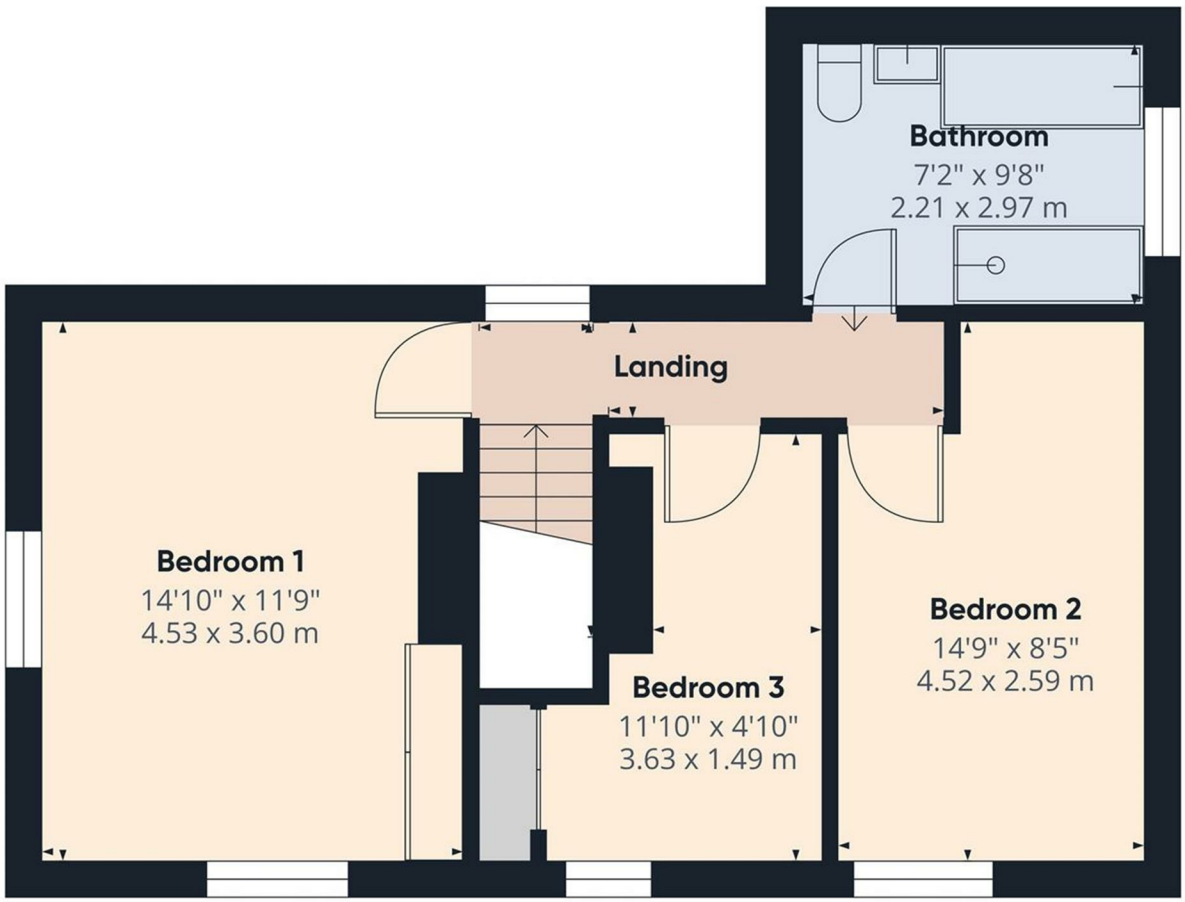
897 ft²

83.4 m²

(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.

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Floor 1

Approximate total area(1)

441 ft²

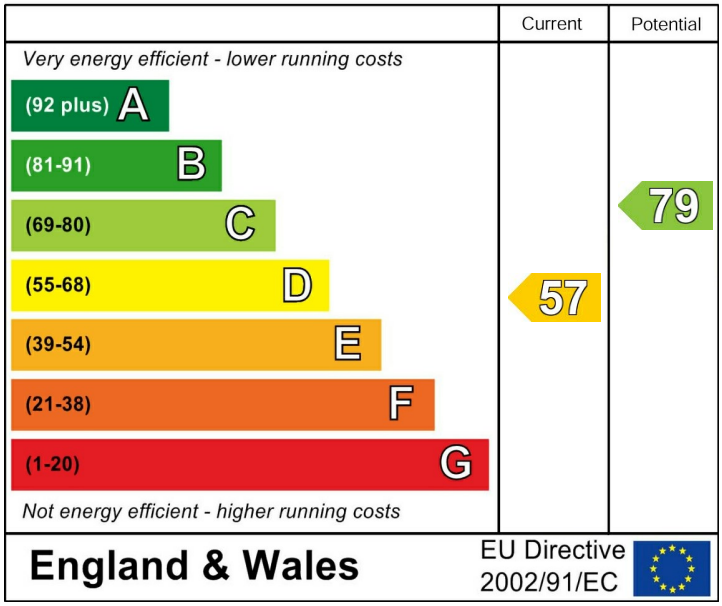
41 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

