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Limb
MOVING HOME









145 Mill Rise, Skidby, East Yorkshire, HU16 5UA

- Immaculate Detached Bungalow
- Spacious Lounge
- Three Beds / Two Baths
- Low Maintenance Garden
- Modern Kitchen with Island
- Drive & Double Garage
- Council Tax Band = E
- Freehold / EPC = C

£400,000

INTRODUCTION

A well-presented and spacious detached bungalow featuring modern fittings throughout, positioned on a generous corner plot. The accommodation opens into an inviting entrance hallway, leading to a spacious lounge and a separate dining room that flows directly into the conservatory. The modern kitchen is well-equipped and is complemented by a practical utility room. There are three double bedrooms, including a principal bedroom complete with fitted furniture and a modern en-suite shower room, alongside a principal family bathroom. Externally, lawned gardens extend to the front and side of the property, while a block-paved driveway to the rear provides ample off-street parking and access to the double garage. The private rear garden has been designed for ease of maintenance, offering a paved patio immediately off the conservatory and a gravelled area beautifully bordered by mature shrubs and a rockery surround.

LOCATION



Skidby is a charming village situated to the west of Cottingham. The village is well known for the iconic Skidby Mill, a Grade II* listed windmill that dominates the skyline and serves as a proud symbol of the village's history. Offering a peaceful, elevated position, Skidby provides an appealing residential atmosphere for those seeking a quiet retreat that remains closely connected to the region's larger hubs.

The village maintains a charming, low-density feel while providing easy access to many local services. Residents enjoy the community-centric environment of the local village hall and the popular Sails Café, located at the windmill site. While the village preserves a tranquil pace, the extensive amenities of nearby Cottingham and the retail parks of Willerby are just a short drive away, providing a perfect balance of rural peace and modern convenience. The historic market town of Beverley is also within striking distance.

Education makes the area a primary choice for families. The village is home to the well-regarded Skidby Church of England Primary School, celebrated for its small school feel and strong community links. For secondary education, the village is ideally placed for access to Cottingham High School and Sixth Form College, while further independent schooling options are also within easy reach.

Skidby provides good regional connectivity for those who value a tranquil setting without sacrificing accessibility. The village is perfectly positioned near the A164, offering a direct and rapid link to Beverley and the A63/M62 corridor. The nearby rail links in Cottingham offer convenient access to the national rail network.

Accessibility to key destinations includes:

- Cottingham: Approx. 2 miles
- Beverley: Approx. 4 miles
- Hull City Centre: Approx. 6.5 miles
- York: Approx. 32 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. Positioned on the edge of the Wolds, the village serves as a scenic gateway to miles of undulating landscapes and peaceful walking trails. This blend of historic character and easy accessibility truly encapsulates the best of East Yorkshire life.

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

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

Central space with two storage cupboards.

LOUNGE

Gas fireplace with granite hearth to centre, window to front and two windows to the side elevations. Double doors open into the dining room.





DINING ROOM

With access to the kitchen and conservatory.



CONSERVATORY

French doors open onto the rear patio.



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KITCHEN

Well presented kitchen benefitting from fitted units and worksurfaces, integrated double-oven, fridge-freezer and dishwasher, one-and-a-half sink & drainer beneath window to the rear elevation, four-ring induction hob with filter unit above and a tiled surround throughout. There is also a movable central island and breakfast bar. A door opens into the utility.





UTILITY

With fitted units and worksurface, sink & drainer and plumbing for a washing machine.



BEDROOM 1

Generously sized bedroom with fitted wardrobes, fitted drawers and dresser beneath window to the rear and en-suite access.



EN-SUITE SHOWER ROOM

Fully tiled suite comprising walk-in shower, wash-hand basin atop vanity unit, low-flush W.C. and window to the rear.



BEDROOM 2

Window to the front elevation.



BEDROOM 3

With window to the front.



BATHROOM

Half-tiled bathroom comprising bath with shower screen and fitting, low-flush W.C. beneath window to front and wash-hand basin atop fitted vanity cabinet.



OUTSIDE

The private rear garden ensures ease of maintenance, with a paved patio at the foot of the conservatory and a gravelled area with shrub and rockery surround. There is a driveway with off-street parking which leads to a garage to the rear of the property.





DRIVEWAY & GARAGE



GLAZING

The property has the benefit of uPVC double glazing.

HEATING

The property has the benefit of gas central heating.

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

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



Approximate total area(1)

1294 ft²

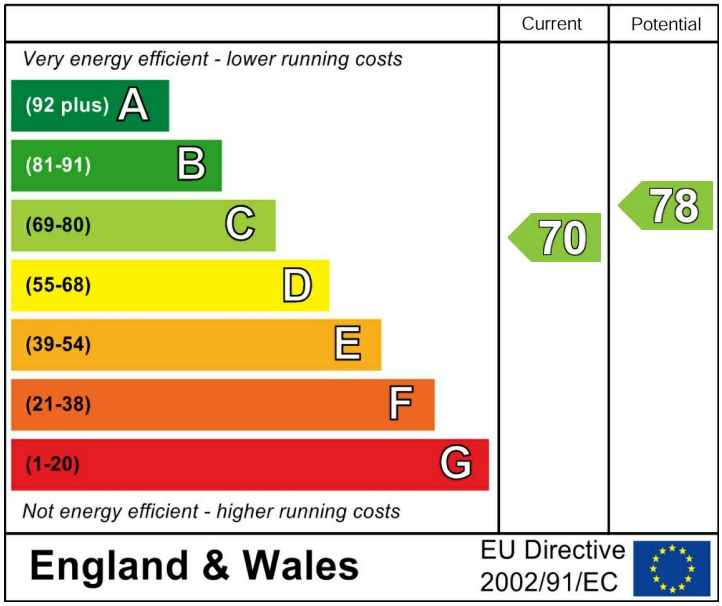
120.2 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

