





The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: [cottingham@qandc.net](mailto:cottingham@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**5 Church Rise, Skidby, Cottingham HU16 5TQ**  
**£399,950**



- Outstanding contemporary home
- Extensively remodelled & refurbished
- Five bedrooms
- Contemporary breakfast kitchen
- Two bathrooms
- South Westerly facing garden
- Integral garage
- Lovely village setting
- EPC Rating: D

THE PROPERTY

A modest, albeit modern frontage belies one of the most contemporary re-modellings of an existing property we have seen in a number of years. With a definite 'WOW' factor, the beautiful styling and attractive layout will not fail to impress. Generously sized, the property has a superb flexibility of layout having three reception rooms, which include the stunning breakfast kitchen, the property also has five bedrooms and two bathrooms. With an easy to maintain and modern courtyard, which importantly is Westerly facing, the property is in a delightful village location with footpaths to open fields close by.

LOCATION

The property is located on an aesthetically attractive small cul-de-sac in the centre of Skidby and close to the historic church. Leading out from the head of the cul-de-sac is a footpath directly onto open fields. Skidby is an appealing rural village lying just off the main Beverley/Humber Bridge link road and with the amenities of Cottingham close by (2 miles).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

15'7" x 11'3" (4.75m x 3.43m)  
Laminate floor, down lighters and radiator. Open to:

DINING AREA

16'2" x 10'9" (4.93m x 3.28m)  
Laminate floor, staircase to first floor, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

18'3" x 14'5" (5.56m x 4.39m)  
An extensive range of grey gloss base and eye level units having granite work surfaces and space for a range, also incorporating a large centre island with drawers, wine cooler and breakfast bar, plumbing for a fridge, tiled floor which benefits from underfloor heating, skylight and down lighters, PVCu sealed unit double glazed windows, French doors to courtyard garden and two radiators.

SNUG

14'4" x 13'5" (4.37m x 4.09m)  
Skylight, PVCu sealed unit double glazed window, laminate flooring and door to garage.

CLOAKROOM

With low level w.c.

FIRST FLOOR

BEDROOM 1

11'9" x 11'2" (3.58m x 3.40m)  
Built-in cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'2" x 8' (3.40m x 2.44m)  
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

13'9" x 7'7" (4.19m x 2.31m)  
Built-in wardrobe, laminate flooring, feature ceiling fibre optic lighting, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

14' x 8' (4.27m x 2.44m)  
Built-in wardrobe, feature ceiling fibre optic lighting, PVCu sealed unit double glazed window, laminate floor and radiator.

BEDROOM 5

9'10" x 7'6" (3.00m x 2.29m)  
PVCu sealed unit double glazed window and radiator.

BATHROOM

5'6" x 4'9" (1.68m x 1.45m)  
Contemporary suite comprising bath with vanity wash basin having a cupboard below and low level w.c., tiled floor, tiled walls, chrome towel radiator and down lighters.

SHOWER ROOM

5'6" x 4'9" (1.68m x 1.45m)  
Shower in corner cubicle, half pedestal wash basin, low level w.c., tiled floor and walls, chrome towel radiator with fitted mirror and down lighters.

OUTSIDE

Sett forecourt area with a pathway which leads down the side of the property to the rear garden.

The rear garden is Westerly facing and has been designed with ease of maintenance in mind. A wide paved area has an inset artificial lawn which softens the hard landscaping. A real sun trap, there is a wide area for entertaining with French doors leading out from the breakfast kitchen.

GARAGE

The property benefits from a large integral single garage having electric remote controlled up-and-over door. Currently carpeted, the size of the garage also currently serves as a utility room with space and plumbing for the appliances.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu Double Glazing.



VIEWS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020