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Limb
MOVING HOME



6 Church Road, North Ferriby, East Yorkshire, HU14 3BZ

- 📍 Detached House
- 📍 Three Bedrooms
- 📍 Village Location
- 📍 Great Kitchen Diner
- 📍 Beautifully Appointed
- 📍 Part Ex. Considered
- 📍 Council Tax Band E
- 📍 Freehold/EPC = D

Offers Around £425,000

INTRODUCTION

Standing in an elevated position within the centre of the desirable village of North Ferriby lies this exquisite detached house. Ideal for those who appreciate quality and are looking for a traditional home of great appeal which is easy to run with manageable gardens, this property is also a great "lock and leave" home. This impressive double fronted traditional house has been subject to a comprehensive refurbishment to an exacting standard in recent times, clearly evident by the standard of fittings throughout. The elegant and beautifully appointed accommodation includes a lovely entrance hall with glazed balustrade, stunning lounge plus garden room, sitting room and the heart of the house is a fabulous dining kitchen. This spacious room has areas to relax and also eat and has an extensive range of units with granite surfaces. Double doors open out to the rear courtyard. The ground floor is completed by a fitted study, utility room and downstairs W.C. At first floor lie three double bedrooms, two of which are extensively fitted and the master has the benefit of a contemporary en-suite. There is a separate luxurious house bathroom which comprises a contemporary six piece suite. The property has a great loft area which is ripe for conversion and currently has the benefit of carpeting, power and light installed.

Outside many practicalities have been covered with both water and electrics available. The property occupies an elevated plot with a brick and wrought iron perimeter wall to the front and a block set driveway to the side. The rear garden is a real suntrap and is paved in a courtyard style and has some artificial grass. It is designed to be enjoyed with low maintenance.

In all a simply stunning home of which early viewing is strongly recommended.

PART EXCHANGE CONSIDERED

House to Sell??

The owner will consider taking a property in part exchange of a lesser or higher value. Please enquire for further details.

LOCATION

The highly desirable village of North Ferriby is situated on the banks of the River Humber some 8 miles to the west of Hull city centre. Clustered around the attractive village church are a number of amenities and the village also has a variety of independent salons, convenience store, doctor's surgery, well regarded public house, all of which provide many of your day to day needs. There are a range of recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley academy. The village also boasts a railway station which can be found a short walk away and there is convenient access to the A63 leading into Hull city centre to the east, the Humber bridge leading to Lincolnshire and Humberside airport, and the national motorway network to the west.

ACCOMMODATION

A residential entrance door opens to:

ENTRANCE HALL

A beautiful hallway with a staircase leading to the first floor off having a contemporary glazed balustrade. Double doors open into the:



LOUNGE

25'4" x 12'5" approx (7.72m x 3.78m approx)

A particularly elegant room of generous proportions and with a high ceiling. There is a bay window to the front elevation and the focal point of the room is a feature brick fireplace with paved hearth housing an electric stove (there is also a gas supply which is capped off). Deep coving to the ceiling. Double doors open to the:



GARDEN ROOM

11'9" x 10'6" approx (3.58m x 3.20m approx)

Overlooking the courtyard with double doors leading out. There is a porcelain tiled floor and the ceiling has recessed down lighters.



SITTING ROOM

12'10" x 8'6" approx (3.91m x 2.59m approx)

A cosy room with an angled Limestone fireplace housing an electric fire. There are fitted units to one wall with shelving and a T.V point. Bow window to front elevation.



DINING KITCHEN

24'6" x 9'3" approx (7.47m x 2.82m approx)

Extending to 14'9" approx.

A simply stunning room having an extensive range of quality fitted units with marble surfaces and a breakfast bar peninsula. Appliances include a range cooker with canopied extractor hood above, integrated dishwasher, microwave, wine cooler and fridge freezer. There is a ceramic sink and drainer. The kitchen has been attractively designed to provide sitting and dining areas. Recessed spot lights and integrated speakers to ceiling. Windows overlooking the garden and double doors leading out. Porcelain tiled floor, wall mounted T.V point.





CLOAKS/WC

With low level W.C and wash hand basin.

REAR LOBBY

With external access door leading to the driveway.

STUDY

11'10" x 11'1" approx (3.61m x 3.38m approx)

Having an extensive range of fitted furniture comprising desk, drawers and storage cupboards, recessed down lighters to ceiling.

Door to:



UTILITY ROOM

12'6" x 5'7" approx (3.81m x 1.70m approx)

Having a selection of fitted units with work surfaces, ceramic sink and drainer, plumbing for an automatic washing machine and space for further appliance, tiling to the floor, recessed down lighters to ceiling, external access door to rear.

FIRST FLOOR

LANDING

Window to front elevation.



BEDROOM 1

13'6" x 10'3" approx (4.11m x 3.12m approx)

Extensively fitted with wardrobes, storage cupboards, dressing table and drawers. Recessed down lighters to ceiling, window overlooking the rear garden.



EN-SUITE SHOWER ROOM

With contemporary suite comprising an independent shower cubicle, low level W.C, corner wash hand basin tiling to the walls and floor, heated towel rail.



BEDROOM 2

10'5" x 15'0" approx (3.18m x 4.57m approx)

Measurements into bay window to the front elevation which has a fixed seat with drawers below. There are a range of modern fitted units to one wall and a return.



BEDROOM 3

12'7" x 8'3" approx (3.84m x 2.51m approx)

Bow window to front elevation, angled decorative cast fire surround.



BATHROOM

A luxurious bathroom comprising a walk-in shower with glazed partition, W.C, bidet, moulded twin wash hand basins with drawers below and mirrors above, shaped bath with mixer tap/shower attachment. Tiling to the walls and floor, recessed down lighters to ceiling, heated towel rail.



OUTSIDE

The property occupies an elevated position with a brick and wrought iron perimeter wall. A lockable and auto-opening wrought iron door gives access to a central path leading up to the front door. The garden to either side is set to artificial grass. An extensive block set driveway to the side, accessed from School Lane, provides ample parking. The rear garden is a real suntrap enjoying a westerly aspect. It is set to pavers for ease of maintenance and has fencing to the boundaries together with an artificial grassed area.



FRONT GARDEN



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

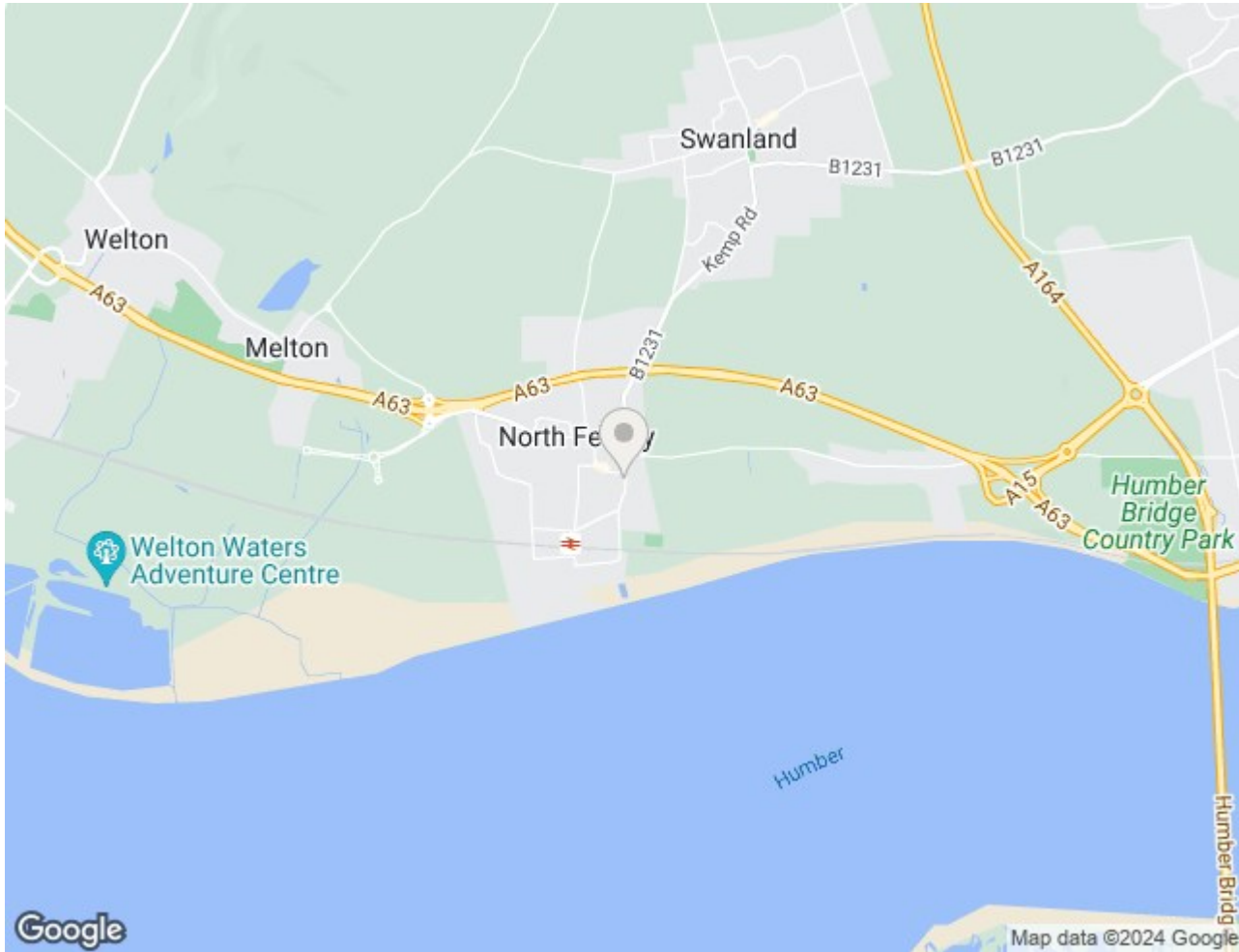
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

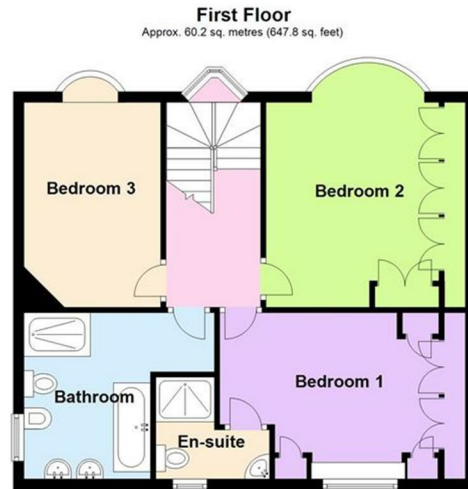
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 167.9 sq. metres (1807.8 sq. feet)

