



30 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BE

- 📍 Semi-Detached House
- 📍 Well Presented Accom.
- 📍 Three Good Bedrooms
- 📍 Council Tax Band = B
- 📍 Modern Kitchen & Bathroom
- 📍 Lounge & Conservatory
- 📍 Drive & Garden
- 📍 Freehold / EPC = D

£225,000

INTRODUCTION

This well presented semi-detached house is situated within the sought after village of North Ferriby. The accommodation has the benefit of gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, lounge, modern kitchen with built in appliances opening through to the conservatory. There is also a utility room and cloaks/W.C.. Upon the first floor are three bedrooms and a modern bathroom with shower facility.

To the front of the property is a driveway providing off street parking and the good sized rear garden enjoys a westerly aspect and is mainly lawned.

LOCATION

Plantation Drive is situated off Corby Park to the western edge of North Ferriby. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a doctor's surgery and convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. The village also boasts a railway station which can be found a short walk away and convenient access is available to the A63 leading into Hull city centre to the east, the Humber Bridge or the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.

LOUNGE

15'10" x 11'11" approx (4.83m x 3.63m approx)
Window to front elevation.



KITCHEN

15'10" x 10'1" approx (4.83m x 3.07m approx)
Having a range of modern fitted base and wall units with laminate worksurfaces, sink and drainer, oven, four ring hob with filter hood above and a dishwasher. The kitchen is open plan through to the conservatory.



CONSERVATORY

12'8" x 11'4" approx (3.86m x 3.45m approx)
With doors to the rear garden.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for a tumble dryer. External access door to rear, window to front.

W.C.

With low flush W.C. and window to side.

FIRST FLOOR

LANDING

With loft access hatch and window to side elevation.

BEDROOM 1

13'0" x 10'2" approx (3.96m x 3.10m approx)
Window to rear.



BEDROOM 2

10'1" x 9'4" approx (3.07m x 2.84m approx)
Window to front elevation.



BEDROOM 3

9'5" x 7'2" approx (2.87m x 2.18m approx)
Window to front elevation.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Window to rear.



OUTSIDE

To the front of the property is a driveway providing off street parking and the good sized rear garden enjoys a westerly aspect and is mainly lawned.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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.

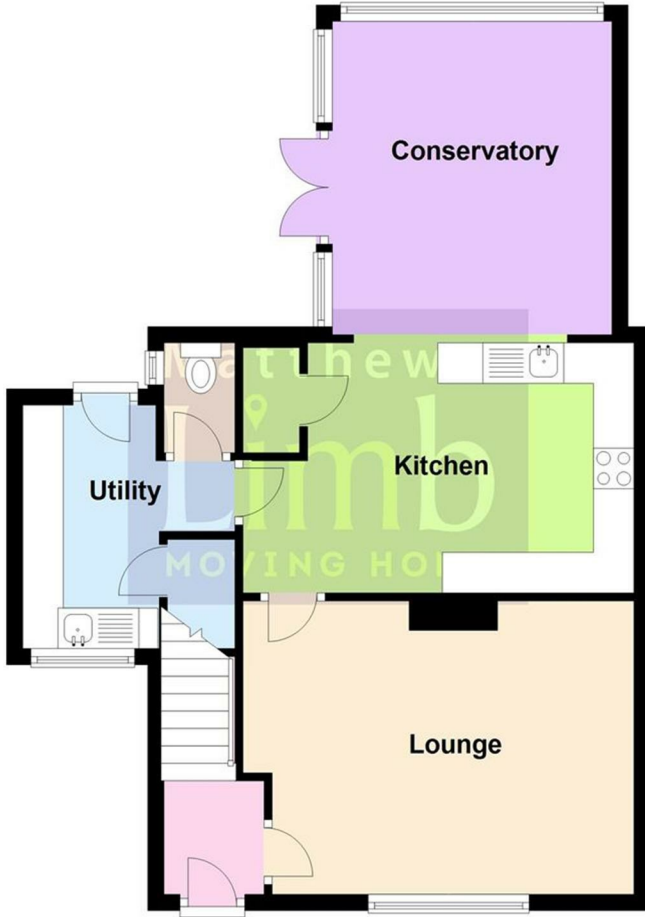
VALUATION SERVICE

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.



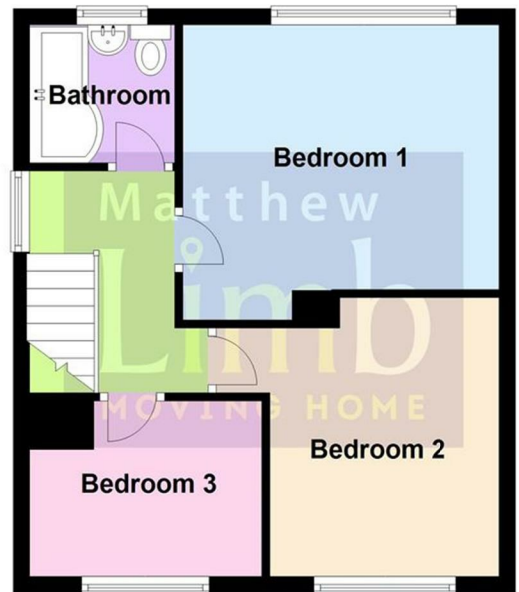
Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 sq. feet)

