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Limb
MOVING HOME



Rosie Cottage, The Ridings, North Ferriby, HU14 3EF

- 📍 Individual Detached House
- 📍 Attractively Designed
- 📍 4 Beds/3 Baths
- 📍 Council Tax Band = F
- 📍 4 Reception Rooms
- 📍 Private Gardens
- 📍 Double Garage
- 📍 Freehold/EPC = C

£579,950

INTRODUCTION

Delightfully tucked away and affording a lovely private garden is this individual and very well designed detached house. Approached through automated gates, good parking is available and there is a large detached garage with a room above. The particularly spacious accommodation is arranged over two floors, as depicted on the attached floorplan, and briefly comprises a series of four reception rooms together with a lounge/dining kitchen and separate utility. Upon the first floor are four double bedrooms served by an en-suite to bed 1, and both a bathroom and shower room. The accommodation has the benefit of gas fired central heating to radiators and double glazing. In all, if you are looking for something that little bit different and private, then arrange your viewing now!

LOCATION

The property is situated in this leafy street scene along Ings Lane which runs directly off Church Road close to the centre of this desirable village. North Ferriby has a good range of local shops including a post office, doctors' 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 in Melton. The property is ideally placed within a short distance of the scenic riverside walk along the River Humber and within walking distance of the village's own railway station. Convenient access to the A63 is available which leads to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction linking to the national motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A spacious hallway with stairs leading to the first floor off and cupboard beneath.



LOUNGE

16'8" x 13'0" approx (5.08m x 3.96m approx)
Having as its focal point a feature fire surround housing a "living flame" gas fire. Cantilever bay window to front elevation.



DINING ROOM

11'0" x 8'7" approx (3.35m x 2.62m approx)
Window to front.



STUDY

11'0" x 8'9" approx (3.35m x 2.67m approx)
With a range of fitted units to two walls, window to front elevation.

SITTING ROOM

13'3" x 10'8" approx (4.04m x 3.25m approx)

A cosy room complete with log burner upon a quarry tiled hearth, set within a brick fire surround. Double doors open out to the rear garden.



DINING/LIVING KITCHEN

18'6" x 13'3" approx (5.64m x 4.04m approx)

Situated to the rear of the house, there is a window and double doors to the garden. The kitchen has a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, range cooker with extractor hood above, integrated fridge/freezer and dishwasher. There is a central island with breakfast bar peninsula.



KITCHEN AREA



LIVING AREA



SIDE ENTRANCE LOBBY

With external access door to side.

CLOAKS/W.C.

With low level W.C. and wash hand basin.

UTILITY ROOM

13'4" x 7'4" approx (4.06m x 2.24m approx)

Having a range of fitted units and work surfaces, sink and drainer, plumbing for automatic washing machine and space for a dryer.

FIRST FLOOR

LANDING

Large airing cupboard off.



BEDROOM 1

16'8" x 13'0" approx (5.08m x 3.96m approx)
Having an extensive range of fitted furniture comprising wardrobes and dressing table, window to front elevation.



EN-SUITE BATH/SHOWER ROOM

With suite comprising low level W.C., pedestal wash hand basin, panel bath with shower attachment, separate shower enclosure, tiled surround and tiling to the floor.



BEDROOM 2

18'0" x 11'4" approx (5.49m x 3.45m approx)
With two windows to the front elevation.



BEDROOM 3

11'6" x 10'4" approx (3.51m x 3.15m approx)
With two Velux windows. Access to eaves area.



BEDROOM 4

13'1" x 10'4" approx (3.99m x 3.15m approx)
Two Velux style windows.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin and a feature claw footed bath, tiled surround and flooring.



SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle, tiled surround and flooring.



OUTSIDE

An automated gated entrance opens to a block set driveway which runs to both the front and one side of the house, thus providing parking for several vehicles. The property stands in attractive grounds which offer a high degree of privacy. Directly to the rear of the house lies a paved patio and there is a lawn bounded by shrubs and trees. There is also an ornamental pond. A pergola is situated to the side of the garage and is covered with a mature vine.



REAR VIEW



DETACHED DOUBLE GARAGE

17'6" x 16'2" approx (5.33m x 4.93m approx)

With an electric up and over entrance door. There are a range of fitted units with a sink running to the rear internal wall of the garage. An internal staircase leads up to a loft room which measure approximately 17'10" x 9'8". There is also a range of fitted units and a sink.

TENURE

Freehold

COUNCIL TAX BAND

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

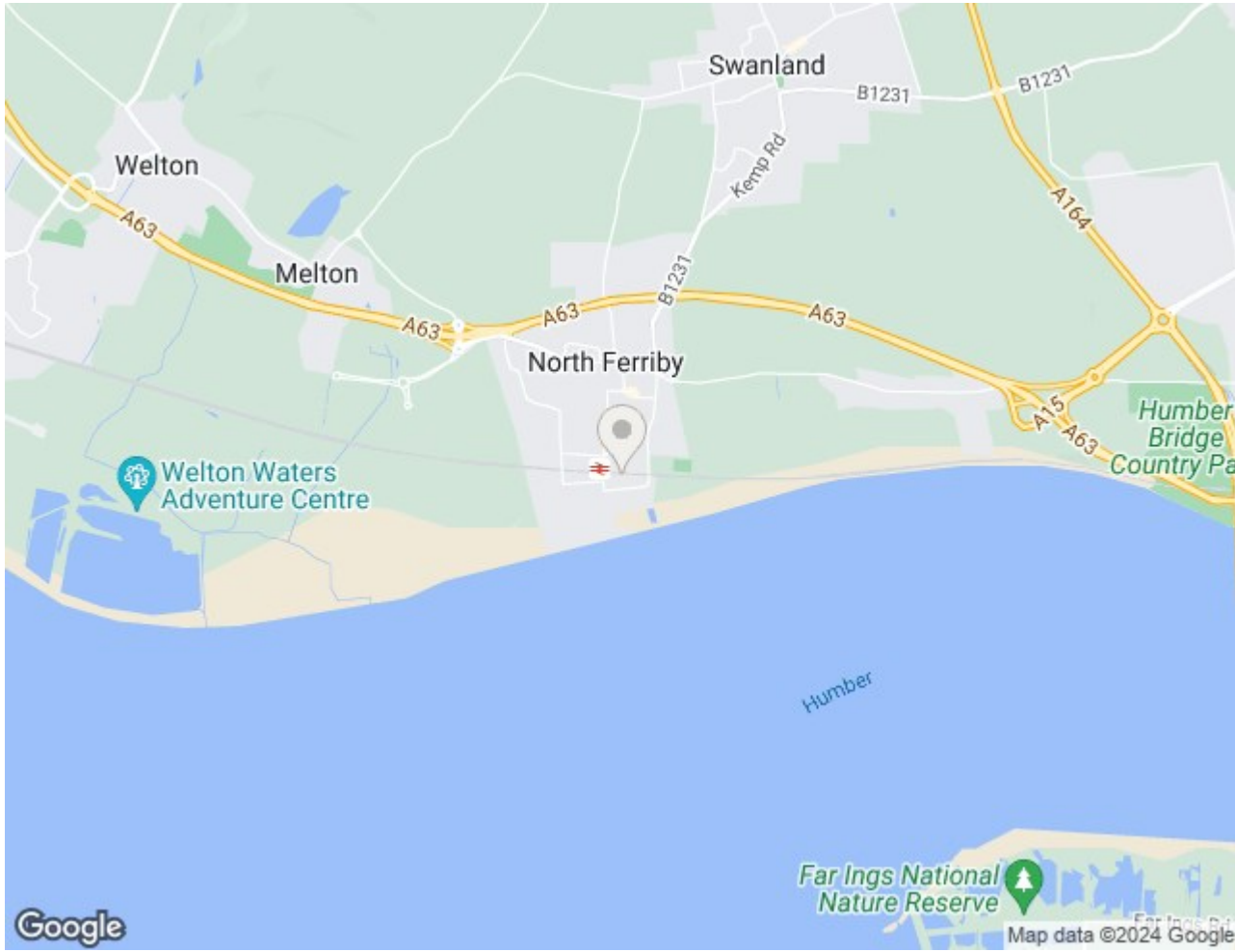
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

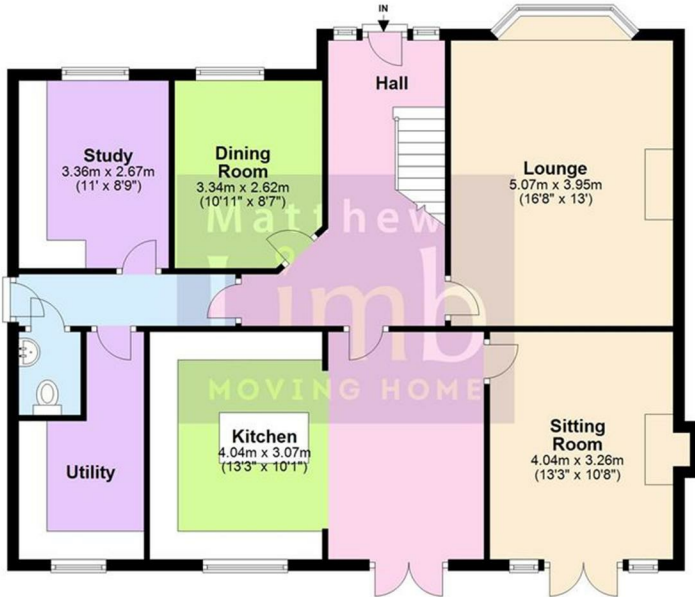
VALUATION SERVICE

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. 103.4 sq. metres (1113.5 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.2 sq. feet)



Total area: approx. 195.9 sq. metres (2108.7 sq. feet)

