

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



3 The Triangle, North Ferriby, East Yorkshire, HU14 3AT

📍 Substantial Semi Detached

📍 Many Period Features

📍 No Onward Chain

📍 Council Tax Band = F

📍 5 Bedrooms

📍 South Facing Garden

📍 Desirable Location

📍 Freehold/EPC = D

Asking Price £545,000

INTRODUCTION

A substantial period semi detached house standing in one of North Ferriby's most desirable street scenes. Full of character, having many period features including high ceilings, deep architraves and generous proportions, this lovely home is ideal for a growing family. Extended over the years, the accommodation is depicted on the attached floorplans. First impressions are impressive as you enter the beautiful entrance hallway with wide staircase leading up to the first floor. There is lounge and dining room plus a modern breakfast kitchen with double doors opening out to the rear south facing terrace in addition to a conservatory. The ground floor is completed with a utility and downstairs W.C.. On the first floor are a series of 3 double bedrooms and 2 single bedrooms with the master having en-suite facilities and there is a separate house bathroom. A fixed staircase leads up to the second floor where there is a large additional hobby room and a useful box room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazed windows. To the front excellent parking is available and to the rear lies a large south facing garden with an extensive paved patio area and a long lawn beyond.



LOCATION

The property stands within the sought after and established street scene of The Triangle which is one of North Ferriby's most desirable addresses. Approached via Parkfield Avenue, The Triangle is situated close to the centre of the village which offers a good range of local shops, doctors surgery and convenience store. There are also a number of recreational facilities plus a well reputed primary school. The nearby South Hunsley secondary school is one of the most successful state schools in the area and is within reasonable walking distance. The village also has a well reputed pub which serves food and the village also has a restaurant. North Ferriby has a mainline railway station which can be found a short walk away and immediate access is available to the A63 leading into Hull City centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With tiled floor, internal door to:

ENTRANCE RECEPTION

19'7" x 16'9" approx max (5.97m x 5.11m approx max)
A stunning entrance hallway with a striking wide staircase with polished handrail leading up to the first floor. Attractive wood flooring and large cloaks cupboard situated off.



LOUNGE

14'0" x 17'6" approx (4.27m x 5.33m approx)
Into deep bay window to the front elevation. The chimney breast houses a feature ornate fire surround with inset circular mirror and there is a gas stove. Moulded coving and picture rail.



DINING ROOM

13'10" x 16'5" approx max (4.22m x 5.00m approx max)
Into deep bay window which has a door leading through to the garden room. The chimney breast houses a feature fire surround. There is moulded coving and decorative panelling to walls.

STUDY

10'10" x 10'0" approx (3.30m x 3.05m approx)
With corner octagonal bay window looking out to the front.

CONSERVATORY

18'8" x 15'9" approx (5.69m x 4.80m approx)
With deep bay window to rear elevation and double doors opening out to the terrace. This room has a wide opening through to the breakfast kitchen.



BREAKFAST KITCHEN

21'4" x 12'0" approx (6.50m x 3.66m approx)
The kitchen has a range of contemporary dual toned base and wall mounted units with complimentary work surfaces. There is an undercounter one and a half sink with Quooker instant hot water tap, 2 AEG ovens, induction hob, concealed extractor hood above, dishwasher, housing for a fridge freezer. Recessed downlighters to ceiling, double doors opening out to the rear terrace.





UTILITY ROOM

8'0" x 9'2" approx (2.44m x 2.79m approx)

Up to fitted units running to one wall. Quarry tiled floor, plumbing for automatic washing machine, doors to both driveway and the rear garden. There is additional door which opens into an old garage which is now used as a storage shed, however is somewhat dilapidated.

FIRST FLOOR

LANDING

With further staircase leading up to the second floor.



BEDROOM 1

12'0" x 18'0" approx (3.66m x 5.49m approx)
Into deep bay window to front elevation. Fitted furniture comprises wardrobes and storage cupboards, moulded coving picture rail.



EN-SUITE BATHROOM

With suite comprising fitted units with inset wash hand basin, bath, low level W.C., tiling to the walls and floor, octagonal bay window to side elevation.



BEDROOM 2

14'0" x 12'1" approx (4.27m x 3.68m approx)

With fitted wardrobes, ornate feature fire surround to chimney breast, vanity wash hand basin to corner, window overlooking the rear garden.

BEDROOM 3

12'0" x 12'3" approx (3.66m x 3.73m approx)

Into bay window to rear elevation, fitted wardrobes.



BEDROOM 4

11'8" x 7'0" approx (3.56m x 2.13m approx)

With fitted wardrobe and storage cupboards, vanity wash hand basin, window to side elevation.



BEDROOM 5

8'6" x 8'5" approx (2.59m x 2.57m approx)

With vanity wash hand basin, window to side elevation.

BATHROOM

With suite comprising bath, shower cubicle, low level W.C., fitted furniture with inset wash hand basin, tiling to the walls and floor.

SECOND FLOOR

LANDING

BOX ROOM

11'2" x 6'2" approx (3.40m x 1.88m approx)

HOBBIES ROOM

11'5" x 14'2" approx (3.48m x 4.32m approx)

With fitted cupboards, window to rear elevation.



OUTSIDE

The property occupies an established position on The Triangle and hedges run to the front boundary. A driveway opens to a large parking forecourt and side drive which provides parking for plenty of vehicles. The rear garden enjoys a south facing aspect and is a particular feature. There is an extensive paved terrace directly to the rear of the house with lawn beyond, complimented by attractive borders.



REAR VIEW



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

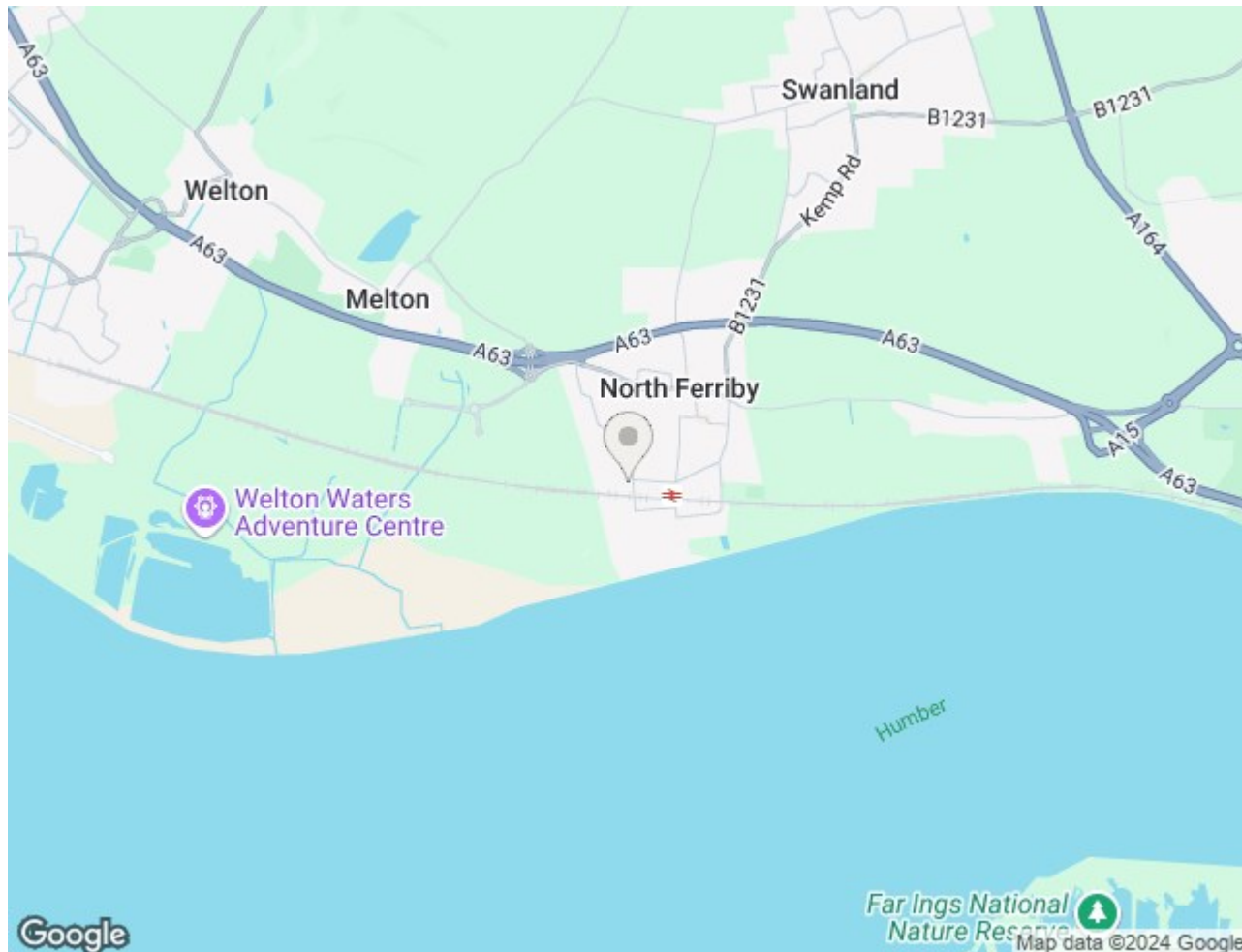
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 292.1 sq. metres (3143.8 sq. feet)

