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Limb
MOVING HOME



3 Highfield Way, North Ferriby, East Yorkshire, HU14 3BG

- 📍 Excellent Detached Bungalow
- 📍 Very Spacious
- 📍 Further Potential
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 Side Drive & Garage
- 📍 Popular Location
- 📍 Freehold/EPC = E

£260,000

INTRODUCTION

This very well proportioned detached bungalow provides an excellent range of accommodation which would benefit from some modernisation. It provides plenty of potential to refurbish, remodel or indeed extend, subject to appropriate permissions. The property is situated in a popular street scene close to North Ferriby village centre and its range of amenities. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall, large lounge and dining area, kitchen, 3 good bedrooms, bathroom, utility lobby and separate W.C.. There is also a conservatory to the rear of one of the bedrooms. The accommodation has majority double glazing installed together with a gas fired warm air heating system. Gardens extend to both front and rear and a side drive leads to a single garage.

LOCATION

Highfield Way is a desirable cul-de-sac close to the centre of this highly regarded village. North Ferriby offers a good range of local shops and amenities including a convenience store, popular public house, restaurant, coffee shop, doctors surgery, newsagents and a number of independent traders. There is also a well reputed primary school with secondary schooling and nearby South Hunsley. The village boasts a railway station and there is convenient access 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 HALLWAY

A spacious central entrance hall with cupboard housing heating system to one corner.



DINING AREA

11'0"x 9'0" approx (3.35mx 2.74m approx)

With window to side elevation. Open plan through to lounge area.



LOUNGE

24'2" x 11'0" approx (7.37m x 3.35m approx)

With picture window to front, further window to side.



KITCHEN

12'9" x 9'0" approx (3.89m x 2.74m approx)

Having a selection of fitted units with roll top work surfaces, one and half sink and drainer, plumbing for automatic washing machine, window to side elevation.



UTILITY LOBBY

With cupboard.

W.C.

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

BEDROOM 1

12'7" x 12'0" approx (3.84m x 3.66m approx)
Fitted wardrobes, window to rear elevation.



BEDROOM 2

12'0" x 11'1" approx (3.66m x 3.38m approx)
Sliding patio doors to conservatory.



CONSERVATORY

8'0" x 7'6" appro (2.44m x 2.29m appro)
Overlooking the rear garden with door out.



BEDROOM 3

9'5" x 7'10" approx (2.87m x 2.39m approx)
Wardrobe, window to side elevation.



BATHROOM

With suite comprising low level W.C., wash hand basin, bath with shower/mixer tap.



OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides good parking and leads onwards to the attached single garage. To the rear lies an attractive lawned garden with patio area.



TENURE

Freehold

COUNCIL TAX BAND

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

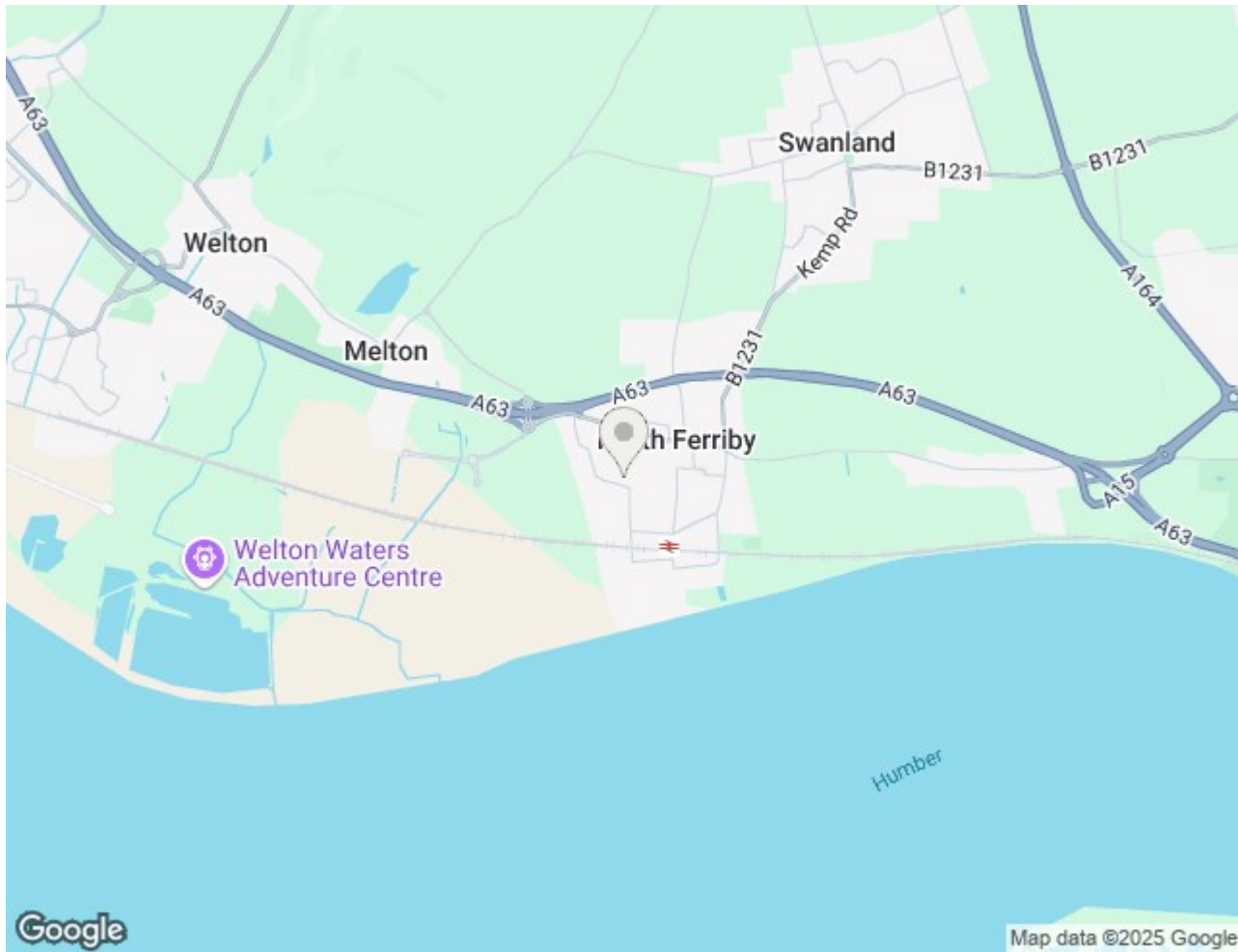
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

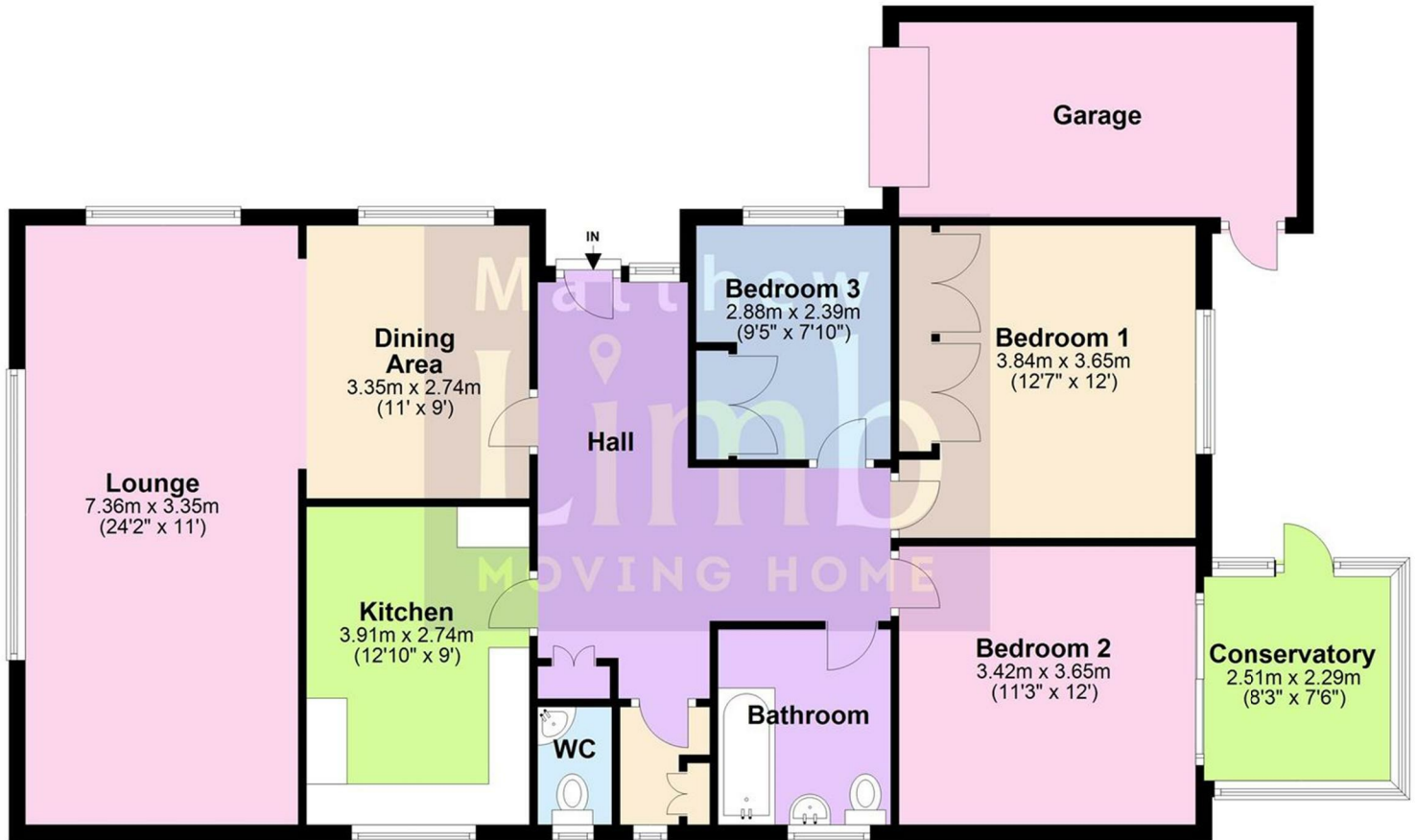
VALUATION SERVICE

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. 122.6 sq. metres (1319.1 sq. feet)



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	