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Matthew  
**Limb**  
MOVING HOME



*The Old Bank, 17-19 Low Street, North Ferriby, East Yorkshire, HU14 3DD*

- 📍 A Significant Property
- 📍 Centre Village Location
- 📍 Approx 4,500sq. Feet
- 📍 Council tax Band = G
- 📍 5 Bedrooms
- 📍 Annex/Guest Accom. Potential
- 📍 Garage and Parking
- 📍 Freehold/EPC = C

**£649,950**



## *INTRODUCTION*

The Old Bank is a truly unique property full of character and great appeal, viewing is an absolute must! A substantial range of accommodation extends to around 4,500sq. feet, as depicted on the attached floorplan, and provides a great deal of versatility. This superb home is a previous amalgamation of two properties and is situated in the centre of the village within its beautiful conservation area. The property also features a stunning enclosed south facing rear garden, parking courtyard for multiple vehicles and garaging which is accessed through electric gates from Low Street. The accommodation comprises of, 6 reception rooms, 5 double bedrooms, a fabulous kitchen living dining area with doors out to the covered pergola and south facing garden, and an ideal annex/guest accommodation suite with its own kitchen. The accommodation has the benefit of central heating and double glazing throughout. The superb enclosed rear garden has been set out for ease of maintenance and has many areas of interest. It enjoys a sunny south facing aspect. Double wrought iron electric gates from around the corner on Low Street open to a courtyard which provides extensive parking and access to the double garage.



## *LOCATION*

The property is situated on Low Street which is a historic part of the village and lies within its conservation area. It can be accessed from Turners Lane which itself runs from High Street. 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 wrought iron gate opens to a vestibule porch with residential entrance door opening to:

## *ENTRANCE RECEPTION*

This spacious entrance reception has a tiled floor.



*W.C.*

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

*LOUNGE*

15'2" x 14'2" approx (4.62m x 4.32m approx)

With feature fire surround housing a cast grate with open fire. Window to front elevation. Situated off the lounge is a further room ideal as a study and measures approximately 9'3" x 9'3", also having a window to the front elevation. With staircase leading up to the first floor,



*SNUG AREA*

*SITTING ROOM*

28'10" x 14'2" approx (8.79m x 4.32m approx)

Reducing to 13 feet. This beautiful room has a picture window overlooking the south facing garden and to one end has a feature fire surround housing a log burner.







### *BREAKFAST ROOM*

18'0" x 12'2" approx (5.49m x 3.71m approx)

Narrowing to 9'2" approx. Situated to the rear of the house with double doors and bi fold doors both opening out to the south facing garden and courtyard pergola. Double doors lead through to the kitchen.



### *KITCHEN/LIVING AREA*

22'5" x 26'5" approx (6.83m x 8.05m approx)

This superb open plan space provides views across the south facing garden and has double doors leading out. The kitchen has a range of oak base and wall mounted units with granite work surfaces. There are twin undercounter sinks with mixer tap, AGA, plus conventional oven, 5 ring gas hob and integrated dishwasher. There is quarry tiled flooring. The living area provides beautiful views across the garden and has a log burner to the feature brick chimney breast.

Situated off is a useful store/utility room. A secondary staircase leads up to the first floor.

### *LIVING AREA*



### *KITCHEN AREA*





## KITCHEN AREA



## DINING ROOM

17'5" x 12'0" approx (5.31m x 3.66m approx)

With a beautiful carved fire surround housing a living flame gas fire in cast grate. Two windows to the front elevation, solid oak flooring.



### STUDY

14'3" x 13'3" approx (4.34m x 4.04m approx)  
Reducing to 10'8" approx. Overlooking the rear garden.



### GAMES ROOM

15'7" x 12'5" approx (4.75m x 3.78m approx)  
With window overlooking the garden. With further staircase leading up to bedroom 5.

### SHOWER ROOM

With shower cubicle, low level W.C., wash hand basin.

### STORE ROOM

12'0" x 7'8" approx (3.66m x 2.34m approx)

### FIRST FLOOR



### *LANDING*

The landing provides access points to both front and rear balcony's.



### *BEDROOM 1*

25'5" x 13'0" approx (7.75m x 3.96m approx)

A fabulous bedroom with a range of fitted wardrobes, windows overlooking the rear garden.



### *DRESSING ROOM*

12'2" x 11'0" approx (3.71m x 3.35m approx)

Situated between the landing and main bedroom area. This room has an array of fitted wardrobes.

### *EN-SUITE BATH/SHOWER ROOM*

A stylish en-suite with travertine tiling to the walls and floor. There is a low level W.C., bidet, wash hand basin, oval shaped bath and shower enclosure, heated towel rail.



### *BEDROOM 2*

23'9" x 12'0" approx (7.24m x 3.66m approx )  
Reducing to 8'1" approx. With three windows to front elevation. Fitted wardrobe and dressing table.





### BEDROOM 3

16'0" x 7'10" approx (4.88m x 2.39m approx)

Extending to 12'0" approx., up to fitted wardrobes. Fitted cupboards and drawers.



*BEDROOM 4*

17'10" x 10'4" approx (5.44m x 3.15m approx)  
Reducing to 9'4" approx. With windows overlooking the rear garden, wardrobe.



### *BATHROOM 1*

15'9" x 8'7" approx (4.80m x 2.62m approx)  
With cabinet housing wash hand basin with granite top, shower enclosure, bath, low level W.C., bidet, tiling to floor and surround.



### *BATHROOM 2*

13'0" x 8'4" approx (3.96m x 2.54m approx)  
With shower area, low level W.C., bidet, wash hand basin, corner bath, tiled surround, toiletries cabinet.



### *BEDROOM 5*

19'0" x 13'0" approx (5.79m x 3.96m approx)  
With windows overlooking the rear garden.





### *KITCHEN AREA*

12'8" x 7'6" approx (3.86m x 2.29m approx)  
With fitted units, oven and hob, sink and drainer.

### *OUTSIDE*

The superb enclosed rear garden has been set out for ease of maintenance and has many areas of interest. It enjoys a sunny south facing aspect. Double wrought iron gates from Low Street open to a courtyard which provides extensive parking and access to the double garage.



*PATIO*



*COURTYARD*





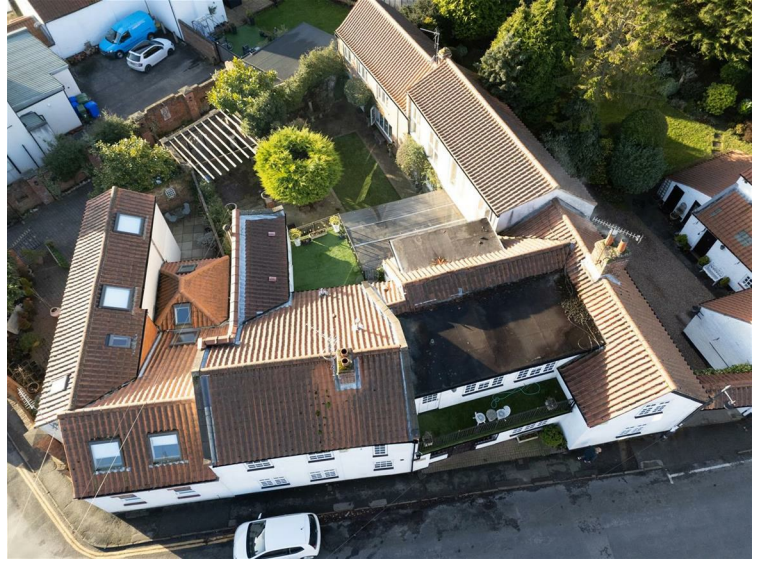
*REAR VIEW*



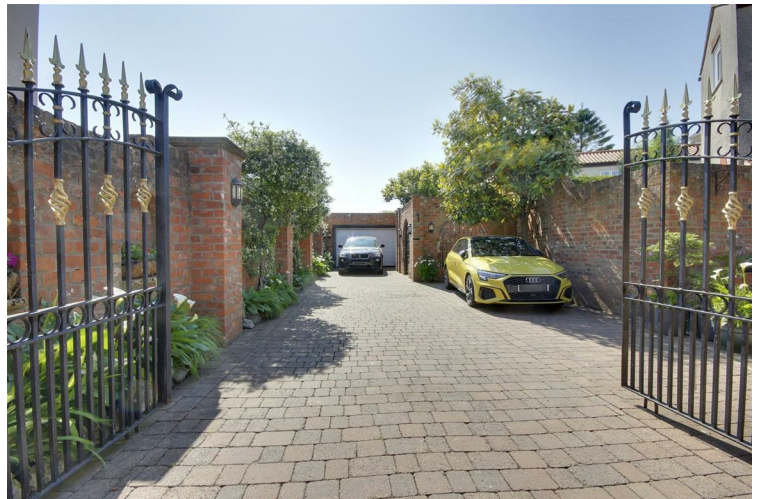
*AERIAL VIEW*







*PARKING 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 G. 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.

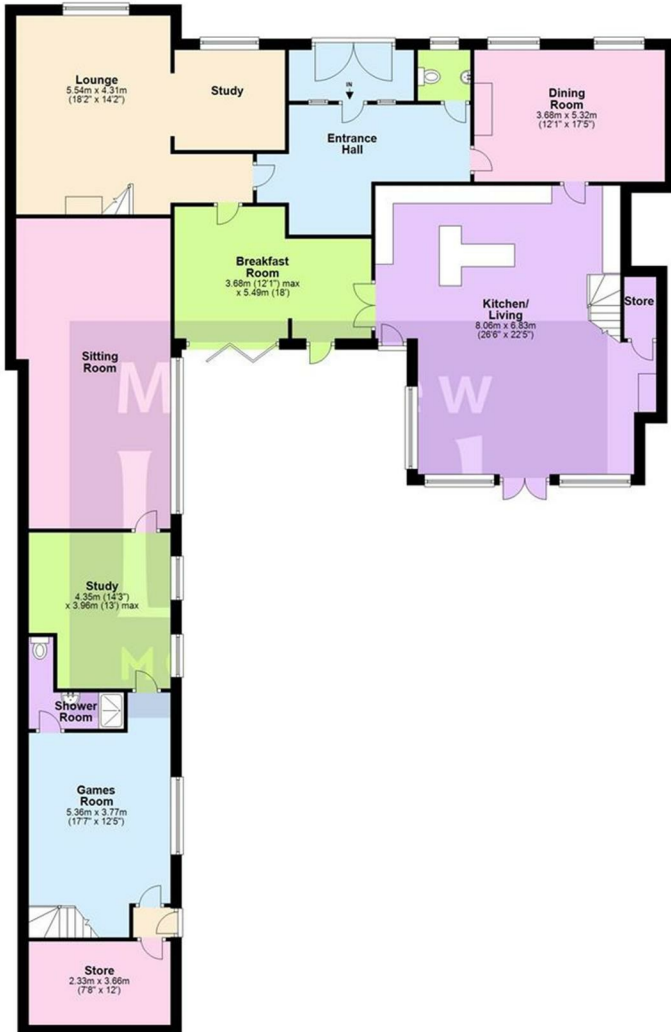
## VALUATION SERVICE

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



First Floor



