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**Limb**  
MOVING HOME



*Tuffet Cottage Reading Room Yard, North Ferriby, East Yorkshire, HU14 3DE*

- 📍 Delightful Bungalow
- 📍 Central Village Position
- 📍 Recently Modernised
- 📍 Council Tax Band = C
- 📍 Two Bedrooms
- 📍 Two Reception Rooms
- 📍 Garden, Drive & Garage
- 📍 Freehold / EPC = D

**£239,950**

## INTRODUCTION

This delightful bungalow occupies a lovely position tucked away within the heart of this sought after village. A particular feature is the well maintained garden with patio and established shrubbery. The property itself has been recently modernised including a fantastic breakfast kitchen with shaker style units and built in appliances, contemporary shower room, new carpets and flooring plus decorating throughout. The property has the benefit of gas central heating to radiators and uPVC double glazing. There is off street parking and a detached garage with power and lights.



## DIRECTIONS

Once on High Street, turn onto Turners Lane, at the bottom of which bear left onto Low Street and look out for a narrow entrance to Reading Room Yard on your right hand side. Care should be taken when entering Reading Room Yard as the entrance is narrow. The property is situated on the left hand side

## LOCATION

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

A residential entrance door opens into the entrance lobby.

## ENTRANCE LOBBY / UTILITY

12'10" x 4'9" approx (3.91m x 1.45m approx)

With fitted units, plumbing for a washing machine, space for tumble dryer, tiled floor and window to front.



### *BREAKFAST KITCHEN*

12'10" x 12'3" approx (3.91m x 3.73m approx)

Fitted with a range of shaker style base and wall units, woodblock worksurfaces, sink and drainer with mixer tap, under unit lighting, Bosch double oven, four ring gas hob with filter hood above, inset spot lights, feature flooring and window to side.



### *DINING ROOM*

14'11" x 8'1" approx (4.55m x 2.46m approx)

Window to front elevation.



## LOUNGE

14'1" x 12'1" approx (4.29m x 3.68m approx)  
Window to front. Brick fire surround housing a living flame gas fire.



## BEDROOM 1

12'1" x 11'10" approx (3.68m x 3.61m approx)  
Fitted wardrobes and window to side.



## BEDROOM 2

10'7" x 8'2" approx (3.23m x 2.49m approx)  
Fitted wardrobes and window.



### *SHOWER ROOM*

With contemporary suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C.. Cupboard housing the hot water boiler, window to side.



## *OUTSIDE*

The well tended garden extends to the front and is mainly lawned with attractive planted borders and a patio area. The garden enjoys a south westerly aspect and is bounded by hedging. There is hardstanding with space for 2 cars plus there is a single garage.



## *PARKING & GARAGE*

### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

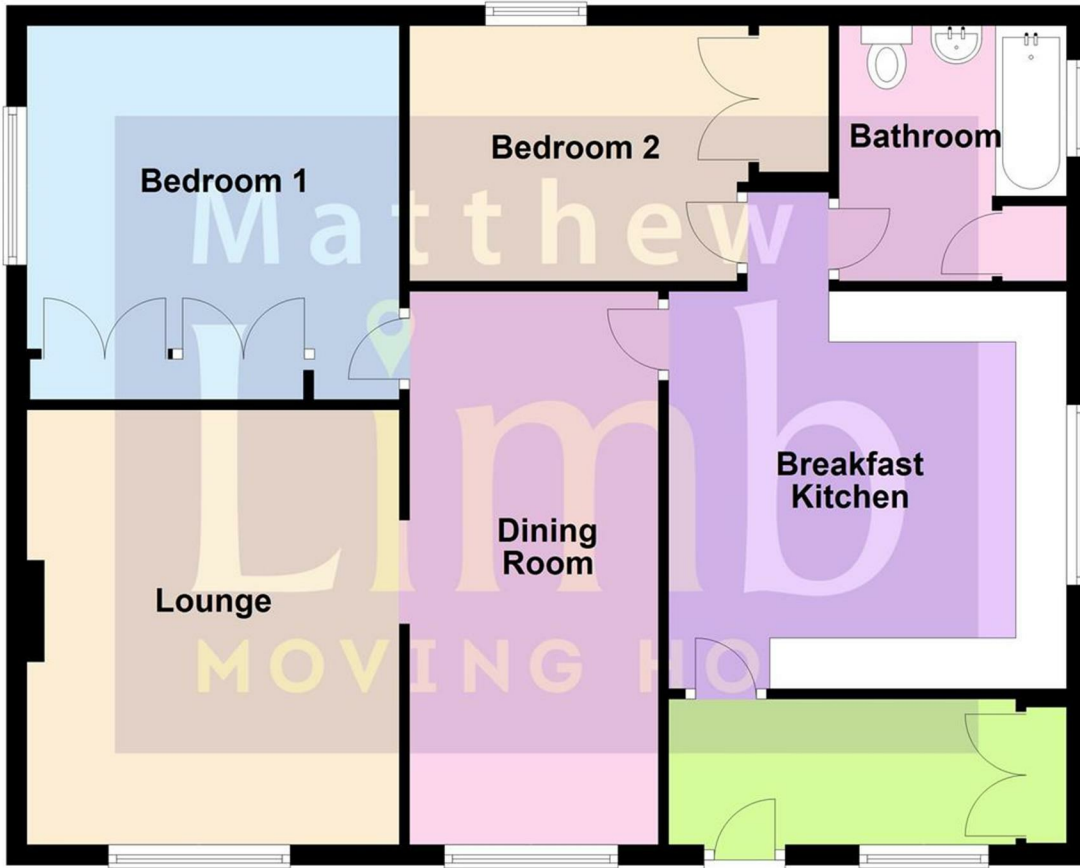
## VALUATION SERVICE

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. 82.7 sq. metres (890.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 sq. feet)



