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**Limb**  
MOVING HOME



*38 Parklands Drive, North Ferriby, East Yorkshire, HU14 3EY*

- 📍 Versatile Accom.
- 📍 4/5 Bedrooms
- 📍 C/Heating & Dbl Glazing
- 📍 Council Tax Band E
- 📍 Driveway & Garage
- 📍 Gardens to Front & Rear
- 📍 Very Popular Location
- 📍 Freehold/EPC = D

**£325,000**

## INTRODUCTION

This very versatile detached property stands in an extremely popular location within the well favoured village of North Ferriby. Arranged over two floors and depicted on the attached floor plan the property can provide bedrooms to both the ground and first floors. Currently there is a side entrance lobby/sitting room, lounge, dining area, kitchen, bathroom and two downstairs bedrooms or further reception areas. Upon the first floor are a series of three double bedrooms served by a shower room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Gardens extend to the front adjacent to which a side drive provides parking and access to the attached garage. To the rear lies a westerly facing garden. A smart property in a great location.

## LOCATION

Parklands Drive is situated off Melton Road. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a post office, 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

Residential entrance door to:

### LOBBY/SITTING ROOM

20'3" x 6'2" approx (6.17m x 1.88m approx)

A sunny room with three windows to the south elevation. Double doors opening out to the rear garden.





## HALLWAY

With stairs to first floor off and storage cupboard beneath.

## DINING ROOM

9'10" x 8'9" approx (3.00m x 2.67m approx)  
Window to side elevation.



## LOUNGE

19' x 11' approx (5.79m x 3.35m approx)  
With stone fire surround housing a gas fire. Large picture window to front elevation.



## KITCHEN

10'3" x 8'9" approx (3.12m x 2.67m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, integrated oven, four ring gas hob with filter hood above, plumbing for automatic washing machine. External access door to side.



## BEDROOM 4

9'10" x 9'8" approx (3.00m x 2.95m approx)

With fitted furniture comprising wardrobe, dressing table, drawers and cupboards. Window to rear elevation.



## DAY ROOM/BEDROOM 5

10'3" x 9'8" approx (3.12m x 2.95m approx)  
With fitted wardrobe, cupboard and shelving. Window to rear elevation.



## BATHROOM

With suite comprising low level WC, pedestal wash hand basin, bath with shower over and spray screen. Tiling to walls and floor.



## FIRST FLOOR

## LANDING

With airing cupboard off.

## BEDROOM 1

14'2" x 11'10" approx (4.32m x 3.61m approx)

Window to front elevation. Having an extensive range of fitted wardrobes.



## BEDROOM 2

12'3" x 10'6" approx (3.73m x 3.20m approx)

Window to rear elevation. Fitted wardrobes. Access is provided to a deep eaves area ideal for storage or potential incorporation into the bedroom area.



## BEDROOM 3

13'10" x 9' max approx (4.22m x 2.74m max approx)

Window to side elevation. Access to the eaves storage area.





## SHOWER ROOM

With suite comprising low level WC, wash hand basin, shower cubicle, tiling to walls and floor.



## OUTSIDE

A lawned garden extends to the front elevation adjacent to which a side drive provides parking and access to the attached garage. Behind the garage is a paved area ideal for clothes drying and storage purposes. To the rear of the property lies a westerly facing garden which is mainly lawned. There is also a summerhouse.



## TENURE

Freehold

## COUNCIL TAX BAND

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

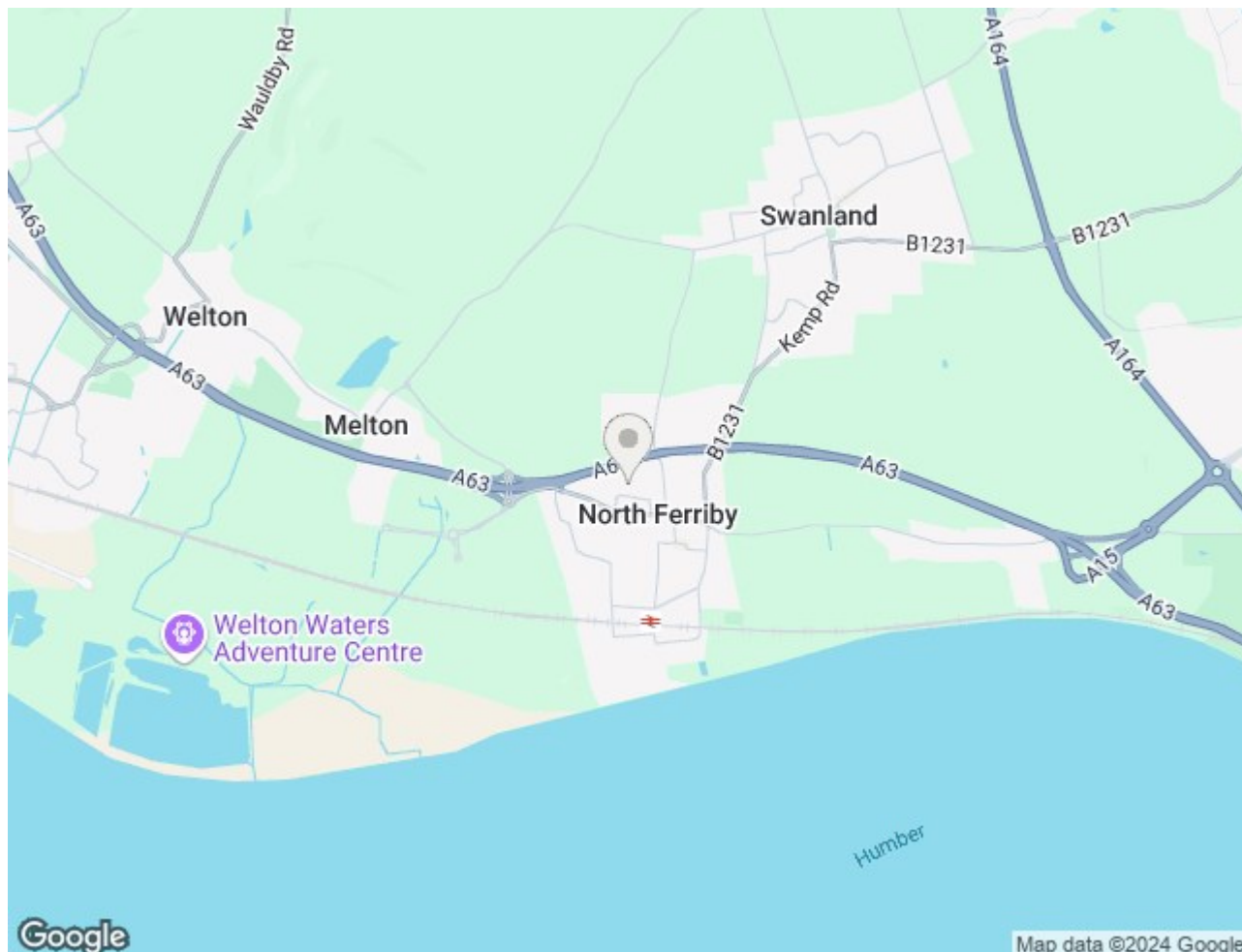
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





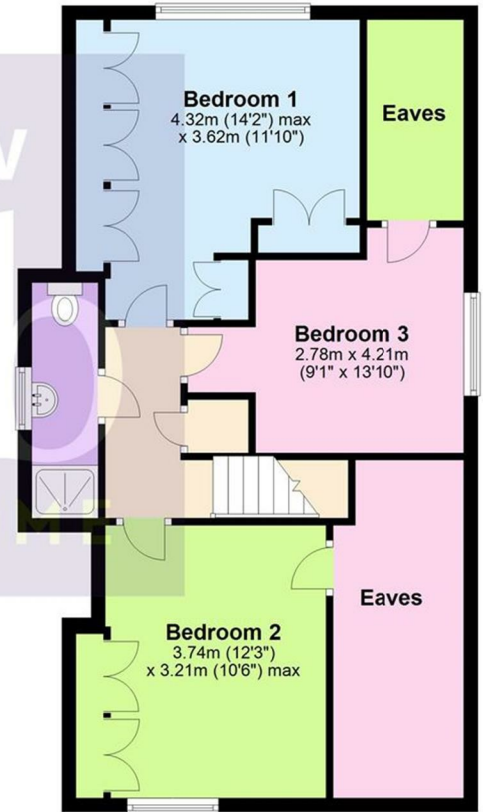
## Ground Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)




## First Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



Total area: approx. 157.0 sq. metres (1690.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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