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Matthew
Limb
MOVING HOME



32 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BE

- 📍 Move Straight In
- 📍 Great Semi Detached
- 📍 Extended Accom.
- 📍 Council Tax Band = B
- 📍 3 Bedrooms
- 📍 Living Kitchen
- 📍 Good Parking
- 📍 Freehold/EPC = E

£225,000

INTRODUCTION

Ready to move into, this extended semi detached house provides a range of really well presented accommodation with an array of modern fittings. Features include a fabulous open plan living kitchen with attractive fitted units and integrated appliances. This is complimented by a utility room and cloaks/W.C.. The ground floor also includes a large lounge and a very useful study. At first floor the landing provides access to all three bedrooms and the stylish bathroom. Good parking is available to the front and there is a lawned garden. The rear garden incorporates an extensive paved patio with lawn beyond and a westerly facing aspect which has a mature copse at the bottom of the garden, therefore, the property is not overlooked.

LOCATION

Plantation Drive is situated off Corby Park to the western edge of North Ferriby. 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

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

LOUNGE

15'8" x 11'4" approx (4.78m x 3.45m approx)

With large window to front elevation.



DINING AREA

15'8" x 10'0" approx (4.78m x 3.05m approx)

With double doors opening out to the rear garden. This room is open plan in style through to the kitchen.



KITCHEN AREA

12'3" x 8'9" approx (3.73m x 2.67m approx)

Having a range of attractive modern base and wall mounted units with work surfaces, sink and drainer, integrated oven, microwave, 4 ring gas hob, filter hood, dishwasher and fridge freezer. There is tiling to the floor and a window overlooking the rear garden.



UTILITY ROOM

With plumbing for automatic washing machine, space for further appliances. Wall mounted gas fired central heating boiler.



W.C.

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

STUDY

8'3" x 7'8" approx (2.51m x 2.34m approx)
With window to front elevation.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

12'3" x 10'1" approx (3.73m x 3.07m approx)
Window to rear elevation. Cupboard to corner.



BEDROOM 2

10'2" x 9'5" approx (3.10m x 2.87m approx)
With fitted wardrobes, window to front elevation.



BEDROOM 3

9'5" x 7'2" approx (2.87m x 2.18m approx)
Window to front elevation, over stairs storage cupboard.



BATHROOM

With suite comprising low level W.C., wash hand basin in cabinet, panelled bath with shower over and screen, tiled surround.



OUTSIDE

Good parking is available to the front and there is a lawned garden. The rear garden incorporates an extensive paved patio with lawn beyond and a westerly facing aspect which has a mature copse at the bottom of the garden, therefore, the property is not overlooked.



TENURE

Freehold

COUNCIL TAX BAND

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

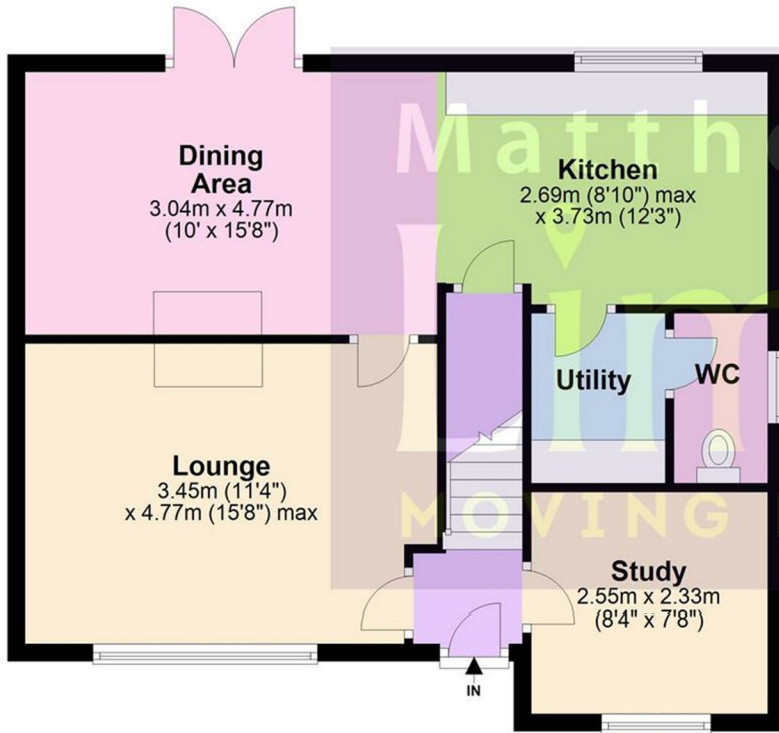
VALUATION SERVICE

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. 58.9 sq. metres (634.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

