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**Limb**  
MOVING HOME



*41 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BD*

- 📍 Semi-Detached House
- 📍 Recently Modernised
- 📍 Contemporary Dining Kitchen
- 📍 Council Tax Band = B
- 📍 Three Good Bedrooms
- 📍 Modern Bathroom
- 📍 Driveway & Gardens
- 📍 Freehold / EPC = C

**£200,000**



## INTRODUCTION

This immaculately presented semi-detached house has been re-modelled and updated in recent times creative a fabulous home. A particular feature is the contemporary dining kitchen with patio doors out to the rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, spacious lounge with feature fire, contemporary dining kitchen with appliances, utility room and cloaks/W.C. Upon the first floor are three good sized bedrooms and a contemporary bathroom with shower facility.

A lawned garden extends to the front and a block set driveway provides ample off street parking. There is a good sized lawned garden to the rear with patio area.

## 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 staircase leading to the first floor



## LOUNGE

15'11" x 11'5" approx (4.85m x 3.48m approx)

With inset feature electric fire. Window to front, opening through to the dining kitchen.





## DINING KITCHEN

19'3" x 10'1" approx (5.87m x 3.07m approx)

Having a range of contemporary base and wall units with complementing worksurfaces and large breakfast bar. There is a sink and drainer with mixer tap, integrated appliances including an oven, four ring hob with filter above and fridge/freezer. Understairs cupboard and patio doors which lead out to the rear garden.



## KITCHEN AREA





## DINING / SITTING AREA



## UTILITY

With plumbing for a washing machine and space for tumble dryer. External access door to rear.

## CLOAKS/W.C.

With modern suite comprising a low flush W.C. and wash hand basin. Window to front.

## FIRST FLOOR

### LANDING

With loft access hatch and window to side

### BEDROOM 1

13'0" x 10'1"(max) approx (3.96m x 3.07m(max) approx)

With airing cupboard and window to rear.





## BEDROOM 2

11'5" x 9'4" approx (3.48m x 2.84m approx)  
Window to front.



## BEDROOM 3

9'4" x 7'3" approx (2.84m x 2.21m approx)  
Window to front. Fitted cupboards with overhead storage.



## BATHROOM

With modern suite comprising a shaped bath with shower over and screen, was hand basin and low flush W.C.





## OUTSIDE

A lawned garden extends to the front and a block set driveway provides ample off street parking. There is a good sized lawned garden to the rear 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 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

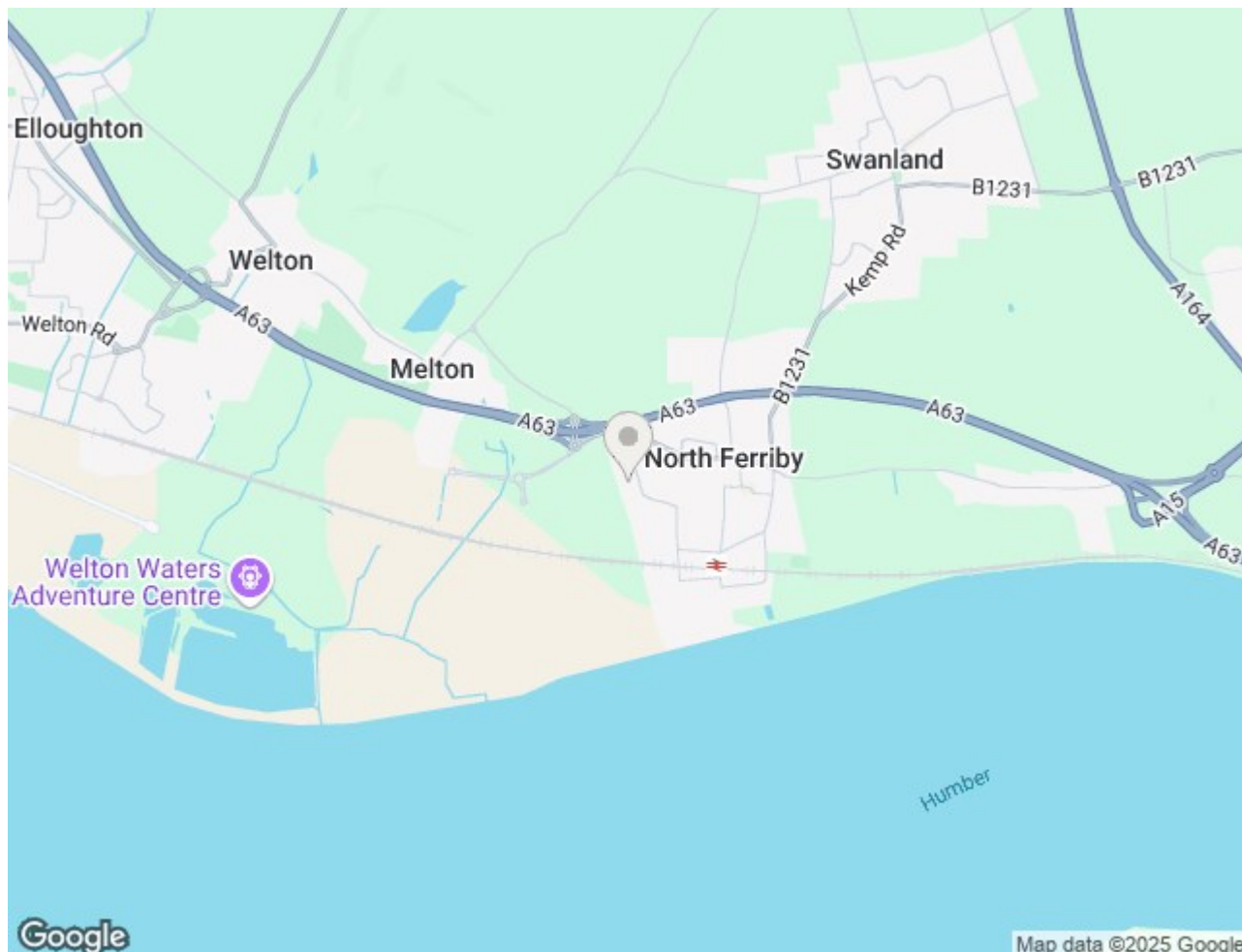
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

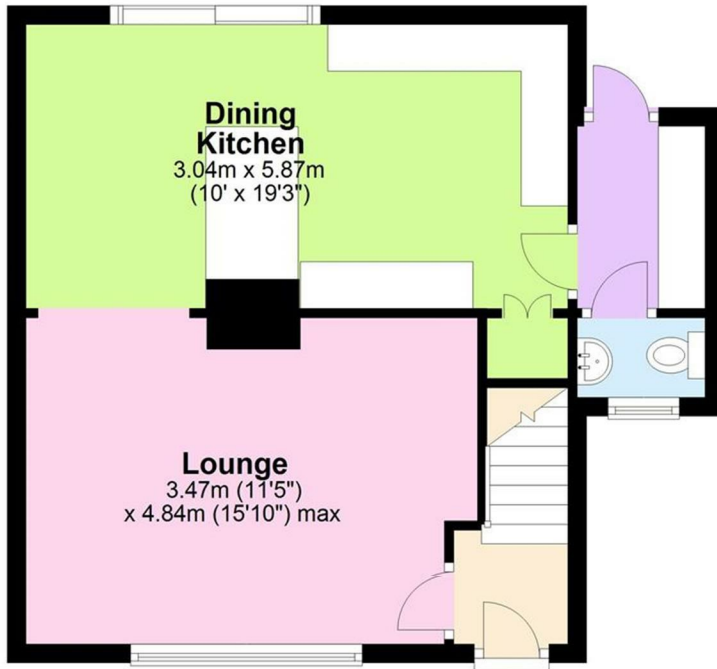
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





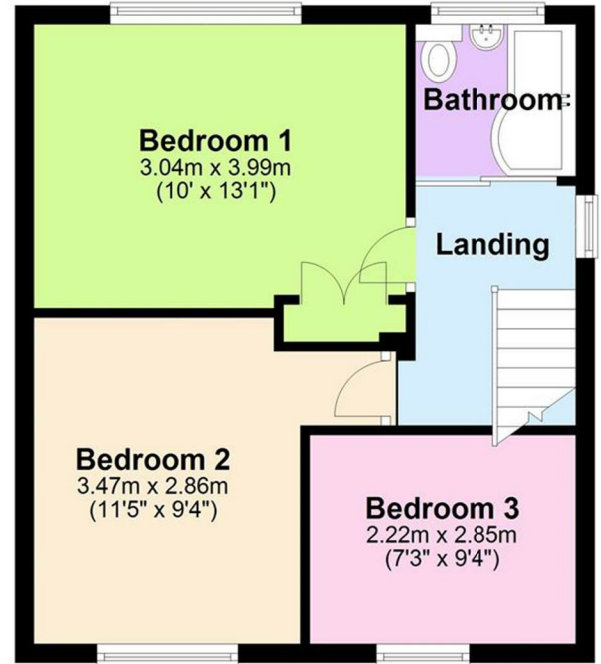
## Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



## First Floor


Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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	