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**Limb**  
MOVING HOME



*6 Melton Fields, Melton, North Ferriby, East Yorkshire, HU14 3HE*

- 📍 Double Fronted Terraced
- 📍 Attractive Lounge
- 📍 Two Double Bedrooms
- 📍 Council Tax Band A
- 📍 Rear conservatory
- 📍 South Facing Garden
- 📍 Viewing Recommended
- 📍 Freehold/EPC=D

**£160,000**

## INTRODUCTION

This double fronted terraced house is situated in a quiet cul-de-sac and enjoys a lovely south facing rear garden. The upgraded accommodation is depicted on the attached floor plan and briefly comprises an entrance hallway, twin aspect lounge, kitchen, utility room, WC, conservatory, two double bedrooms and bathroom. The accommodation has the benefit of gas fired central heating and uPVC double glazing installed. The outside space has a central pathway leading up to the front door flanked by lawns. To the rear there is a lovely south facing garden together with a substantial shed. There is also a pedestrian/vehicle accessway to the rear.



## LOCATION

Melton Fields is located off Brickyard Lane, being a residential setting situated on the south side of Melton, close to the Sandpiper public house. The property is therefore well placed for access to the neighbouring villages of North Ferriby, Welton and Brough, both with a wide range of shops and amenities. The property is also a short walk away from the Wolds Way and Long Plantation. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off.

### LOUNGE

16'6" x 11' approx (5.03m x 3.35m approx)

With windows to both front and rear elevations. The chimney breast houses a feature fire surround with marble hearth and back plate and a "living flame" gas fire.



## KITCHEN

11' x 8'5" approx (3.35m x 2.57m approx)

With a selection of fitted units, work surfaces, sink and drainer, extractor hood above a cooker slot, plumbing for automatic washing machine. Window to front elevation.



## INNER HALLWAY

With access to conservatory

## CONSERVATORY

9'7" x 7'3" approx (2.92m x 2.21m approx)

Overlooking the rear garden with double doors leading out. Tiling to the floor.



## UTILITY ROOM

5'3" x 5'1" approx (1.60m x 1.55m approx)

A versatile space ideal for free standing white goods. There is a wash hand basin and cabinet.



## WC

With low level WC plus access to understairs storage.

## FIRST FLOOR

### LANDING

With window to rear elevation. Cupboard to corner housing gas fired combination boiler.

### BEDROOM 1

16'6" x 11'1" approx (5.03m x 3.38m approx)

Windows to front and rear elevations. Over stairs storage cupboard to corner.



## BEDROOM 2

11'1" x 9'8" approx (3.38m x 2.95m approx)  
Window to front elevation. Fitted wardrobe. Access to roof void.



## BATHROOM

With suite comprising low level WC, wash hand basin and bath with shower over, rail and curtain. Tiled surround.



## OUTSIDE

A gated entrance opens to a central path leading up to the front door which is flanked by lawn and borders. There is also a covered walkway leading through to the gated rear garden. The rear garden itself enjoys a southerly aspect and is mainly laid to lawn complemented by patio areas. A large shed is positioned to one corner of the garden. There is also an alternate access via a pedestrian/vehicle walkway to the rear.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

### *COUNCIL TAX BAND*

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

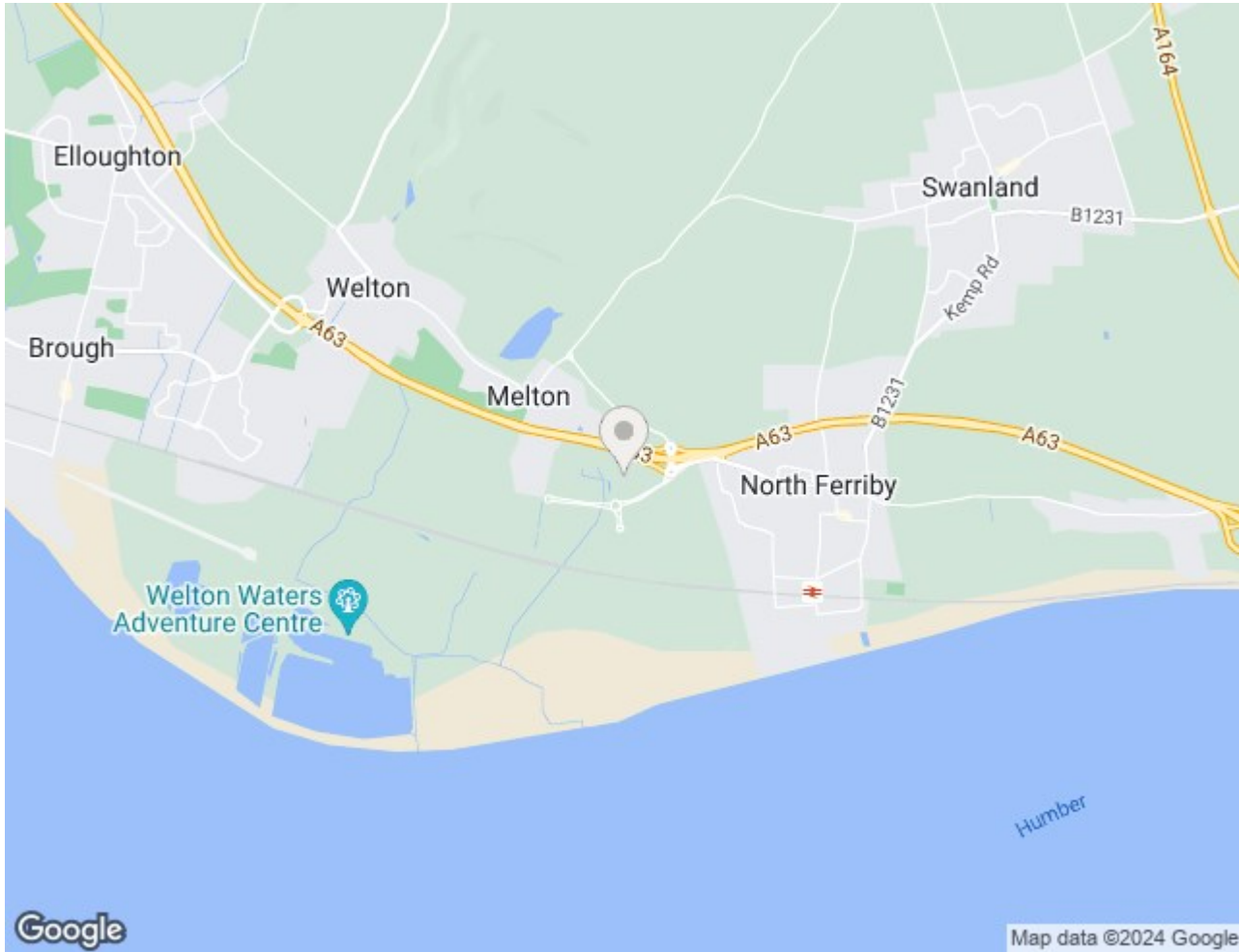
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

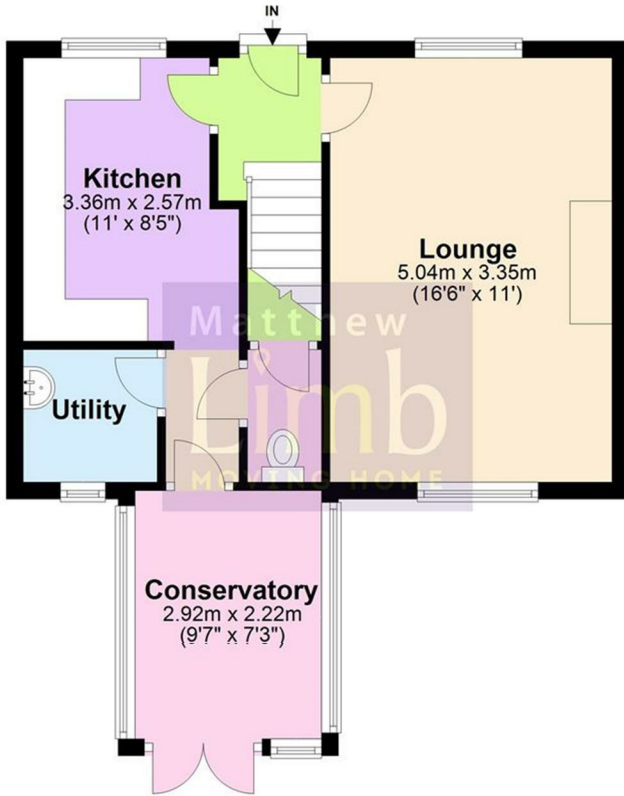
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





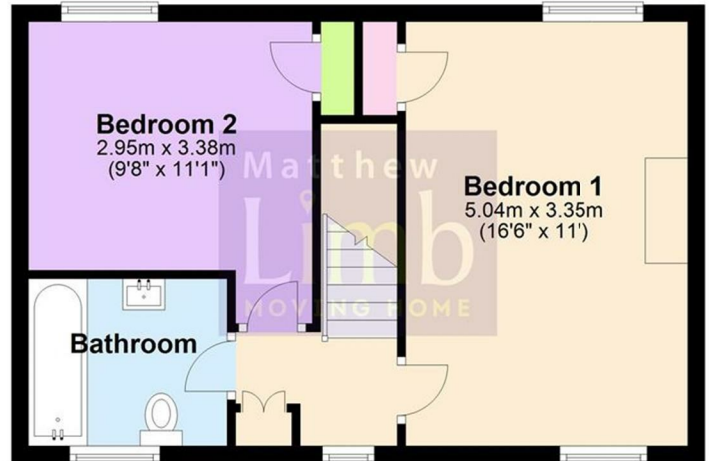
### Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)

