

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*Apartment 4 The Manor House, Woodgates Lane, North Ferriby, E. Yorks,*

- 📍 Magnificent Apartment
- 📍 Sympathetically Restored
- 📍 Grand Rooms
- 📍 Council Tax Band = E
- 📍 Stunning Living Room
- 📍 Many Original Features
- 📍 Central Village Location
- 📍 Leasehold / EPC = D

*Offers In The Region Of £295,000*

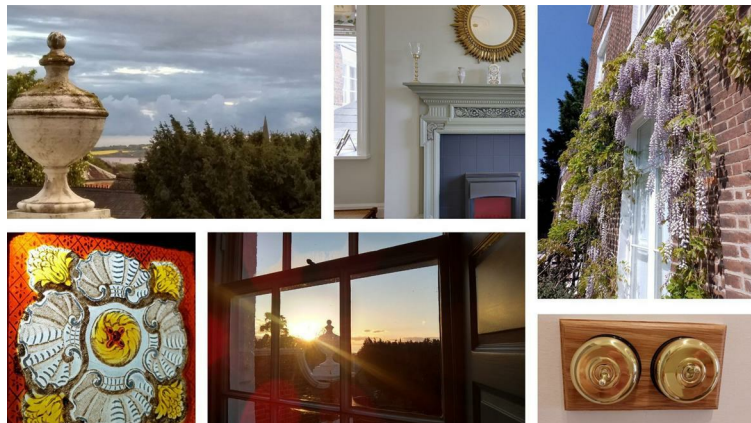
*INTRODUCTION*

This magnificent apartment forms part of the converted historic Grade II listed 18th Century Manor House building in the centre of this highly desirable village. The Manor House Apartments are approached via an automated remote controlled wrought iron entrance gate which opens to a communal parking area. Having been sympathetically restored and renovated with paint colours reminiscent of the Georgian era and retaining much of its original splendour with beautiful fireplaces, cornicing and ceiling roses, this apartment is a credit to its owners and viewing is strongly recommended to appreciate this period property which offers a beautiful, peaceful, private and secure home. Features include grand room sizes, high quality fittings, a simply stunning kitchen and a stylish bathroom. The property offers an elegant entrance hallway with large storage cupboard, an elegant 'L' shaped living space incorporating lounge and study areas with far reaching southerly and river views to the Humber and North Lincolnshire. There is a contemporary well equipped kitchen incorporating a host of built-in appliances. There is a double bedroom and a contemporary shower room with original feature stained glass window. The accommodation has gas fired central heating, a security alarm and video entry system. The main part of the original house has the benefit of a southerly aspect leading onto a communal terrace and surrounding garden areas beyond.. The property also has a single garage.



*LOCATION*

The Manor House is located in the heart of the village at the junction of Woodgates Lane with High Street, one of the region's most prestigious addresses. It is within close proximity to excellent pubs and restaurants including the well renowned Duke of Cumberland Public House, as well as a convenience store and village shops. Within a short distance you will find beautiful parks, playing fields and open countryside. Excellent links are available to the A63/M62 motorway network. An approximate 10 minute walk will take you to Ferriby railway station and you are close to extensive bus routes to Hull and across the region.



*ACCOMMODATION*

This beautiful property is accessed via a Communal residential entrance leading to a private landing area and access to Apartment 4.

### *COMMUNAL ENTRANCE HALLWAY*

With sweeping staircase leading to the first floor and access to apartment 4.



### *ENTRANCE HALLWAY*

Fantastic circulating space with original plaster work cornice to the ceiling and original doorframes. Large storage cupboard situated off. Solid oak flooring.



## LIVING ROOM

21'1" x 20'11" approx (6.43m x 6.38m approx)

Measurements to extremes.

This stunning space enjoys fabulous natural light and a dual aspect with far reaching views to the south and the River Humber. There is a beautifully restored fireplace with electric fire, solid oak flooring, ornate coving and ceiling rose and cast radiators. Sash windows to the front elevation and double glazed window to side.



## FIREPLACE



### *DINING KITCHEN*

13'4" x 13'2" approx (4.06m x 4.01m approx)

Having a range of ermine sage painted units with highland white quartz worksurfaces, double ceramic sink unit with mixer tap, oven, hob with filter above, integrated washer dryer, integrated dishwasher and fridge/freezer. Original fireplace and grate, ornate corning, ceiling rose window to rear.



### *DINING AREA*

7'7" x 6'7" approx (2.31m x 2.01m approx)

Separate dining area with original plaster work corning, picture rail and ceiling rose. Sash window to rear.



## BEDROOM

19'10" x 15'8" approx (6.05m x 4.78m approx)

Grand space with original fireplace with cast insert. plaster work cornice and ceiling rose. Sash windows to side



### *SHOWER ROOM*

Fully restored and upgraded with Burlington sanitary ware, Featuring a large shower enclosure with Aqualisa thermostatic open valve shower, wash hand basin and high flush W.C. Half tiling to walls, Karndean flooring, high ceilings, original cornice and original stained glass window to side.



## *OUTSIDE*

The Manor House Apartments are approached via an automated remote controlled wrought iron entrance gate which opens to a communal parking area. The property has the benefit of a garage. The main part of the original house has the benefit of a southerly aspect leading onto a communal terrace and surrounding garden areas beyond..



## *GARAGE*

The centre garage belongs to this property.





## TENURE

Leasehold.

We are advised that the term of the lease is 999 years beginning in 2000.

A service charge of £250 per month is payable which covers window cleaning, communal area gardening and cleaning, external maintenance and decoration, buildings insurance, automated gates and intercom maintenance.

## 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.

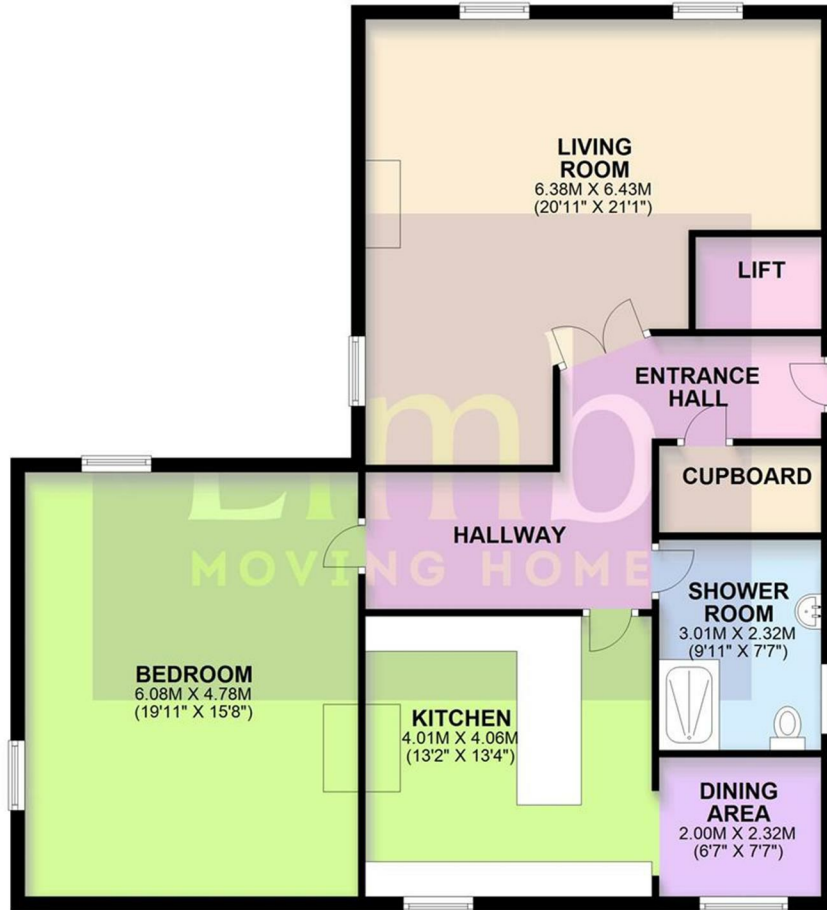
## VALUATION SERVICE

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. 111.4 SQ. METRES (1199.3 SQ. FEET)



TOTAL AREA: APPROX. 111.4 SQ. METRES (1199.3 SQ. FEET)

**APT 4 THE MANOR HSE, NORHT FERRIBY**

