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Limb
MOVING HOME



74 Corby Park, North Ferriby, East Yorkshire, HU14 3AY

- 📍 Built In 2020
- 📍 Stunning Accommodation
- 📍 3 Bedrooms
- 📍 Council Tax Band = C
- 📍 En-suite To Bed 1
- 📍 Fabulous Dining Kitchen
- 📍 South Facing Garden
- 📍 Freehold/EPC = C

£279,950

INTRODUCTION

Built in 2020 to a particularly high specification, this stunning 3 bedroomed home has many luxuries of modern living and early viewing is strongly recommended. The property has been built with a high insulation factor and features uPVC double glazing and gas fired central heating to radiators. The particularly spacious accommodation briefly comprises an entrance hall, a lovely living room with deep bay window and the heart of the house is the large dining kitchen with doors leading out to the south facing rear garden. There are three bedrooms with the main having the benefit of a stylish en-suite shower room. The bathroom includes a free standing oval bath. Parking for two cars is available at the front and the rear garden enjoys a southerly facing aspect with extensive patio and lawn beyond. In all, a fabulous home which is highly recommended.

LOCATION

The property is located on Corby Park which is approached by Nunburnholme Avenue or Melton Road. North Ferriby lies approximately 8 miles to the west of Hull and offers an excellent range of local shops and amenities including a doctors surgery and convenience store. There are a number of amenities and recreation facilities plus a well reputed junior school with secondary schooling 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 leading to Lincolnshire and Humberside airport plus the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

LOUNGE

17'7" x 13'4" approx (5.36m x 4.06m approx)

A super room with deep bay window to front elevation.



DINING KITCHEN

16'6" x 14'8" approx (5.03m x 4.47m approx)

The heart of the house, this lovely room provides views and double doors out to the garden. The kitchen has an attractive range of shaker style units with quartz work surfaces, ceramic one and a half sink and drainer with mixer tap. There is an integrated oven, hob, filter hood above, dishwasher, fridge freezer and washing machine. Ample area for table and chairs.



W.C.

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

FIRST FLOOR

LANDING

With glass and wood detailed balustrade.

BEDROOM 1

12'5" x 12'4" approx (3.78m x 3.76m approx)
An attractive room with modern fitted wardrobes and drawers.
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising large shower cubicle, wash and basin and W.C..
Heated towel rail.



BEDROOM 2

9'9" x 9'6" approx (2.97m x 2.90m approx)
Window to rear elevation.



BEDROOM 3

10'2" x 6'8" approx (3.10m x 2.03m approx)
Window to rear elevation.



BATHROOM

Feature bathroom comprising a freestanding oval bath, low level W.C., pedestal wash hand basin, heated towel rail.



OUTSIDE

A gravelled frontage provides parking for two vehicles. The rear garden enjoys a southerly facing aspect with a large paved patio and lawn beyond. There is fencing to the perimeter.



TENURE

Freehold

COUNCIL TAX BAND

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

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.

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.

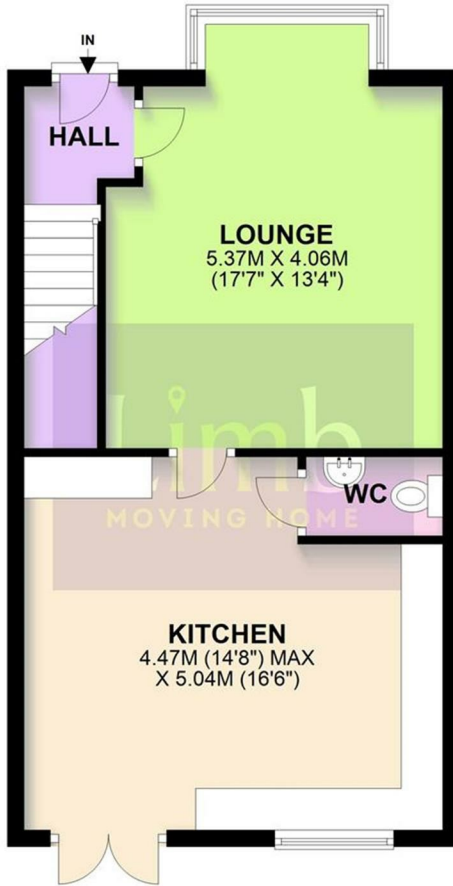
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GROUND FLOOR

APPROX. 45.7 SQ. METRES (492.0 SQ. FEET)



FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.1 SQ. FEET)



TOTAL AREA: APPROX. 90.7 SQ. METRES (976.1 SQ. FEET)

74 CORBY PARK

