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Limb
MOVING HOME



48 Ferriby High Road, North Ferriby, East Yorkshire, HU14 3LE

- 📍 Semi-Detached House
- 📍 Open Plan Living
- 📍 Stunning Rear Garden
- 📍 Council Tax Band = D

- 📍 3 Bedrooms
- 📍 Modern Bathroom
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

Offers Over £370,000

INTRODUCTION

This superb semi-detached house occupies an elevated position along Ferriby High Road with views to the front across the River Humber and beyond. Set well back from the road, the property enjoys a fabulous rear garden and driveway for multiple vehicles plus a detached garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge with bay window to the front, and a fantastic open plan kitchen to the rear with bi-folding doors leading out to the rear garden. There is also a utility cupboard and cloaks/W.C. Upon the first floor are three bedrooms, two having fitted wardrobes plus there is a modern family bathroom.

An extensive driveway provides excellent parking and leads onwards to the detached garage. The rear garden enjoys a large patio area with lawn beyond.

LOCATION

The property stands along Ferriby High Road which runs out of North Ferriby village to the east. The village itself has a good range of amenities including a Co-op convenience store, doctor's surgery, newsagents and various sole traders. There are good recreation facilities within the village plus a well reputed primary school with secondary schooling available at South Hunsley in the neighbouring village of Melton. The village also boasts a railway station and convenient access is available to the A63 leading into Hull city centre to the east and the Humber Bridge plus in a westerly direction into the national motorway network and the regional business centres.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

13'0" x 13'0" approx (3.96m x 3.96m approx)

With exposed brick chimney breast housing a log burning stove upon a tiled hearth. Shelving to alcoves and bay window to front. Double glass doors open through to the open plan kitchen.



OPEN PLAN KITCHEN

Superb space to the rear of the property with bi-folding doors leading out to the garden. The kitchen has a range of base and wall units with laminate worksurfaces, ceramic one and a half bowl sink and drainer with mixer tap, range style cooker and dishwasher. Window to side.



KITCHEN AREA



LIVING AREA



UTILITY CUPBOARD

With plumbing for a washing machine and space for tumble dryer. Wall mounted gas central heating boiler.

CLOAKS/W.C.

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

FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

13'0" x 13'0" approx (3.96m x 3.96m approx)
Measurements into fitted wardrobes. Bay window to front.



BEDROOM 2

13'0" x 13'0" approx (3.96m x 3.96m approx)
Measurements into fitted wardrobes. Window to rear.



BEDROOM 3

8'0" x 7'0" approx (2.44m x 2.13m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor. Window to side.



OUTSIDE

The property occupies an extensive plot and enjoys an elevated position set well back from the road. There is a gravelled garden area to the front and the driveway provides ample off street parking and leads onwards to the detached garage. To the rear is a large patio area with pergola and lawn beyond.



PATIO



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

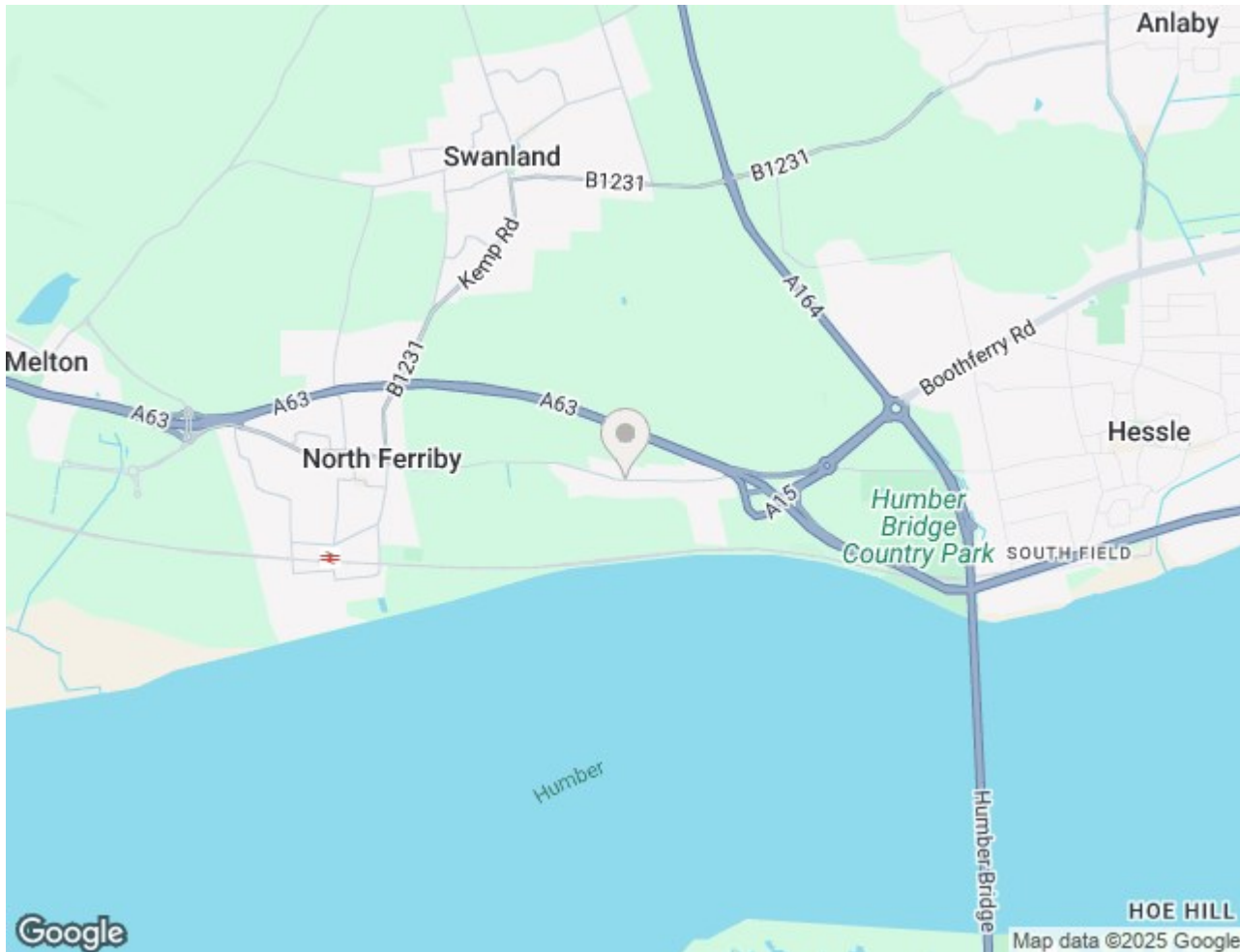
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

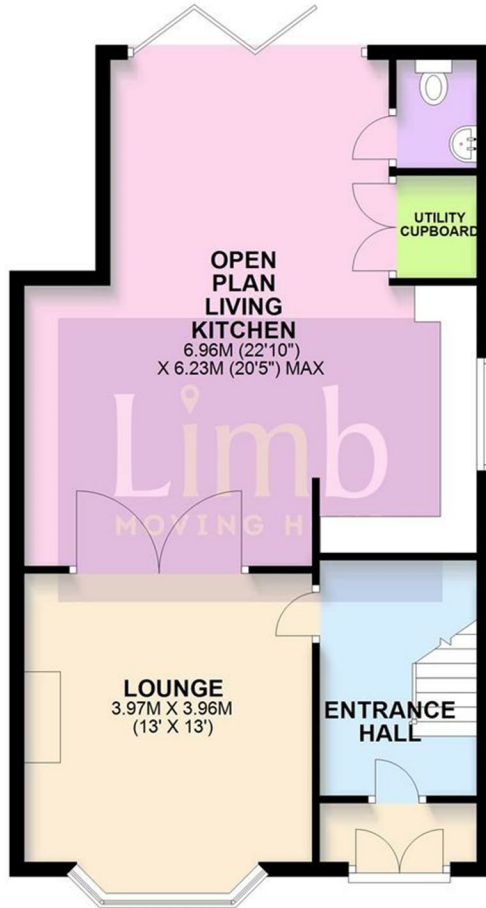
VALUATION SERVICE

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.



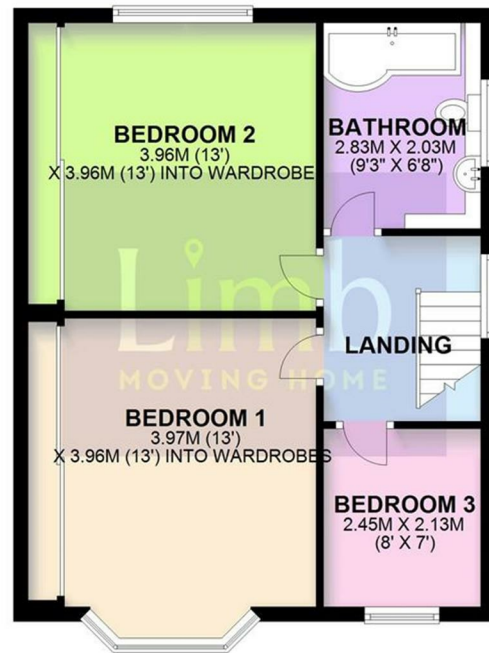
GROUND FLOOR

APPROX. 65.4 SQ. METRES (703.8 SQ. FEET)



FIRST FLOOR

APPROX. 49.9 SQ. METRES (536.7 SQ. FEET)



TOTAL AREA: APPROX. 115.2 SQ. METRES (1240.5 SQ. FEET)
48 FERRIBY HIGH ROAD, NORTH FERRIBY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	