

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



57 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT

- 📍 Semi Detached House
- 📍 Ideal For A Family
- 📍 Corner Style Plot
- 📍 Council Tax Band = C

- 📍 3 Bedrooms
- 📍 Great Outdoor Space
- 📍 Sought After Location
- 📍 Freehold/EPC =

£300,000

INTRODUCTION

This traditional bay fronted semi detached house is ideal for the growing family providing spacious accommodation, great outdoor space, all within one of North Ferriby's most favoured residential areas. The property occupies a corner style plot and incorporates gardens which wrap around the house with lawns, large sunny patio area, summerhouse and garden chalet. A side drive leads to a single garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, downstairs cloaks/W.C., super lounge with bi fold doors opening through to the dining room and there is a kitchen. Upon the first floor are 3 good sized bedrooms, two with Hammonds of Hull fitted furniture, all being served by a feature bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. In all, a lovely family home of which early viewing is strongly recommended.

LOCATION

The property is situated along Riverview Avenue and enjoys a very pleasant outlook to the front. 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 a staircase leading up to the first floor.

CLOAKS/W.C.

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

LOUNGE

13'5" x 16'10" approx (4.09m x 5.13m approx)

Into deep bay window to front elevation. There is a feature marble fireplace housing an electric fire. Double bi fold doors open through to the dining room capable of making it one large through area.



DINING ROOM

10'5" x 10'4" approx (3.18m x 3.15m approx)

Picture window to rear elevation.



KITCHEN

13'0" x 10'0" approx (3.96m x 3.05m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, plumbing for automatic washing machine and dishwasher, cooker slot with extractor hood above, external access door to side.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

14'8" x 11'5" approx (4.47m x 3.48m approx)
Up to face of fitted Hammonds wardrobes providing excellent storage space with hanging, shelving and drawers.



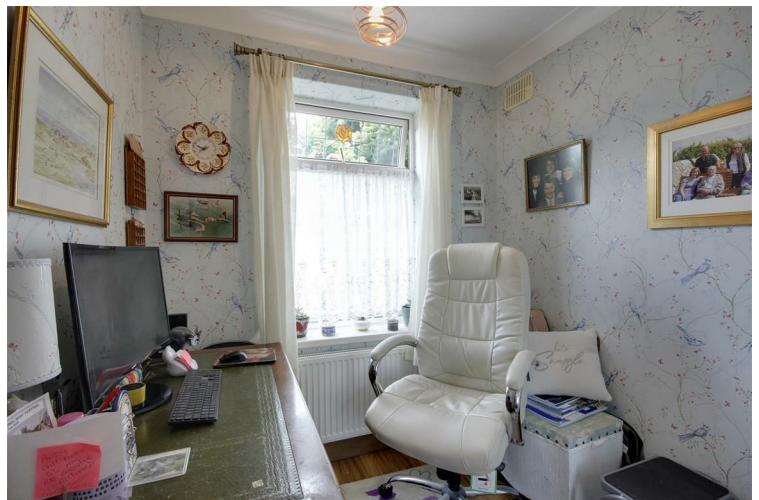
BEDROOM 2

13'6" x 12'3" approx (4.11m x 3.73m approx)
With a range of fitted Hammonds wardrobes, window to rear elevation.



BEDROOM 3

8'5" x 7'0" approx (2.57m x 2.13m approx)
Window to front elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, spar bath with shower over and screen.



OUTSIDE

The property occupies a corner style plot and a side drive leads to a garage. The gardens are ideal to enjoy, wrapping around the house with lawns, patio, summerhouse complete with log burner and a garden chalet enjoying a sunny aspect. A side drive provides parking and access to the single garage.



STREET 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 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.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

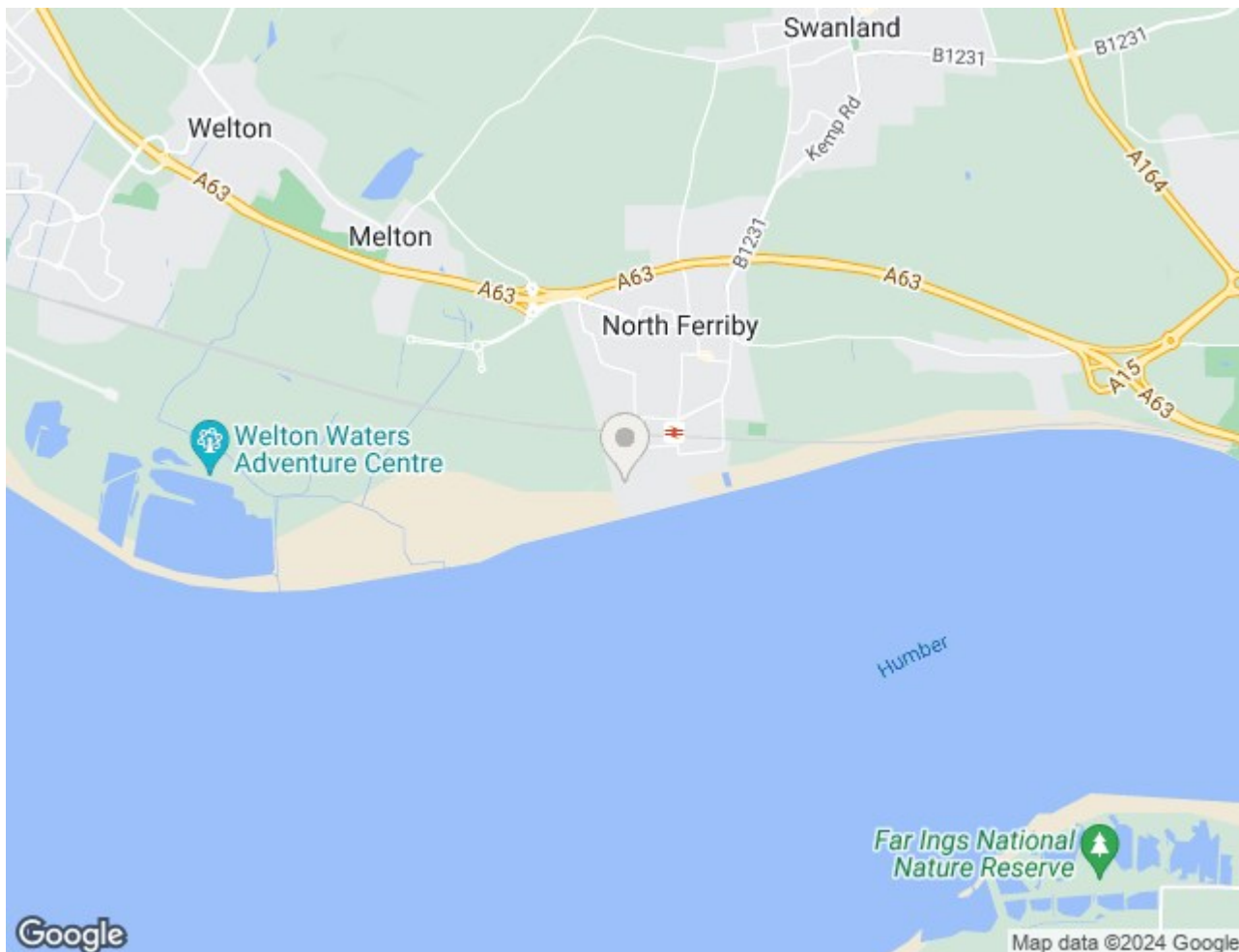
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

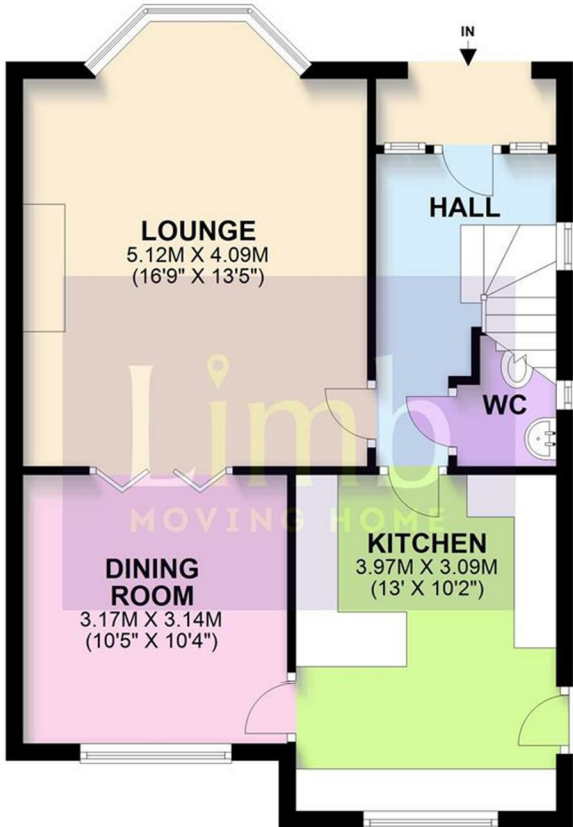
VALUATION SERVICE

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.



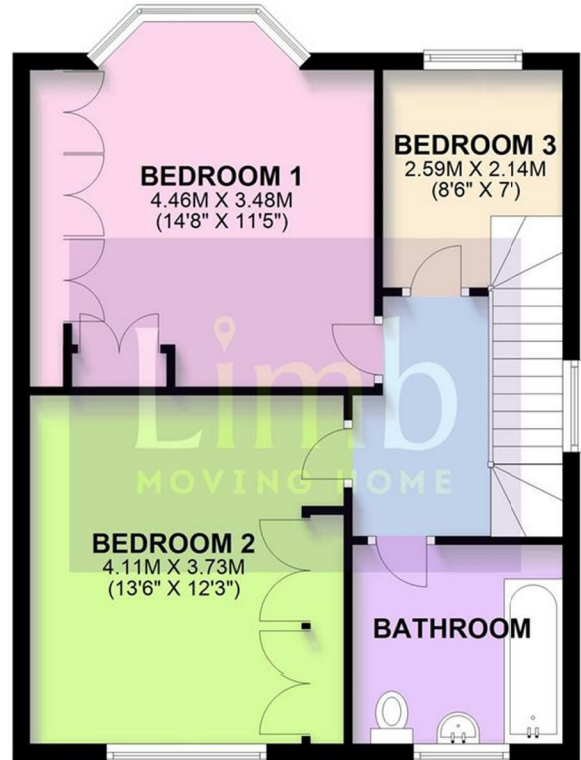
GROUND FLOOR

APPROX. 52.7 SQ. METRES (567.0 SQ. FEET)




FIRST FLOOR

APPROX. 50.9 SQ. METRES (547.6 SQ. FEET)



TOTAL AREA: APPROX. 103.6 SQ. METRES (1114.6 SQ. FEET)
57 RIVERVIEW AVENUE

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	