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Limb
MOVING HOME



10 Humber Road, North Ferriby, East Yorkshire, HU14 3DW

- 📍 Period Cottage
- 📍 Beautifully Appointed
- 📍 Two Bedrooms
- 📍 Council Tax Band = C
- 📍 Central Village Location
- 📍 Garden & Outbuilding
- 📍 Viewing Essential
- 📍 Freehold / EPC = C

£220,000

INTRODUCTION

This beautifully appointed period cottage is situated within a picturesque part of North Ferriby and has been modernised by the current owner creating a lovely home.

The accommodation has been sympathetically refurbished and enhanced combining period features married with stylish contemporary living. Arranged over two floors, the tastefully presented accommodation comprises a lounge with log burning stove and adjoining dining area, a stylish contemporary kitchen with a host of built-in appliances plus a modern shower room. At first floor level, there are two double bedrooms. The accommodation boasts gas-fired central heating and majority uPVC double glazing.

The property has a small garden area to the front and there is a separate garden to the rear accessed via a path. This rear garden has been landscaped and incorporates a shaped lawn with mature borders and a delightful wildlife pond. This garden space measures at approx 35ft x 40ft and is generally identified by the plan attached.

LOCATION

The property is situated on Humber Road close to its junction with Ings Lane. North Ferriby has a good range of local shops including a post office, doctors' 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 in Melton. The property is ideally placed within a short walk of the village's own railway station. Convenient access to the A63 is available which leads to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction linking to the national motorway network.

ACCOMMODATION

Residential entrance door to:



LOUNGE

14'4" x 12'1" approx (4.37m x 3.68m approx)

Having as its focal point an exposed brick chimney breast housing a log burning stove. Quality laminate flooring and window to front. Opening through to the dining area.



DINING AREA

12'5" x 10'7" approx (3.78m x 3.23m approx)

With cupboard to alcove, staircase leading to the first floor and cupboard under.



KITCHEN

12'10" x 5'0" approx (3.91m x 1.52m approx)

This well equipped space is fitted with contemporary shaker style base and wall units with contrasting worksurfaces, one and a half sink and drainer plus a host of integrated appliances including an oven, induction hob with filter above, fridge/freezer, dishwasher, washing machine and tumble dryer. Inset spot lights, feature laminate flooring, skylight, external access door to rear.



SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with wash hand basin and lit mirror above, low flush W.C. and heated towel rail. Window to rear.



FIRST FLOOR

BEDROOM 1

12'0" x 11'0" approx (3.66m x 3.35m approx)

With cupboard to alcove, decorative cast fireplace, window to front elevation.



BEDROOM 2

12'2" x 9'3" approx (3.71m x 2.82m approx)
With cupboard to corner, window to rear.



VIEW FROM BEDROOM 2



OUTSIDE

The property has a small garden area to the front and there is a separate garden to the rear accessed via a path. This rear garden has been landscaped and incorporates a shaped lawn with mature borders and a delightful wildlife pond. This garden space measures at approx 35ft x 40ft and is generally identified by the plan attached. There are also two useful outbuildings



PATIO



POND



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

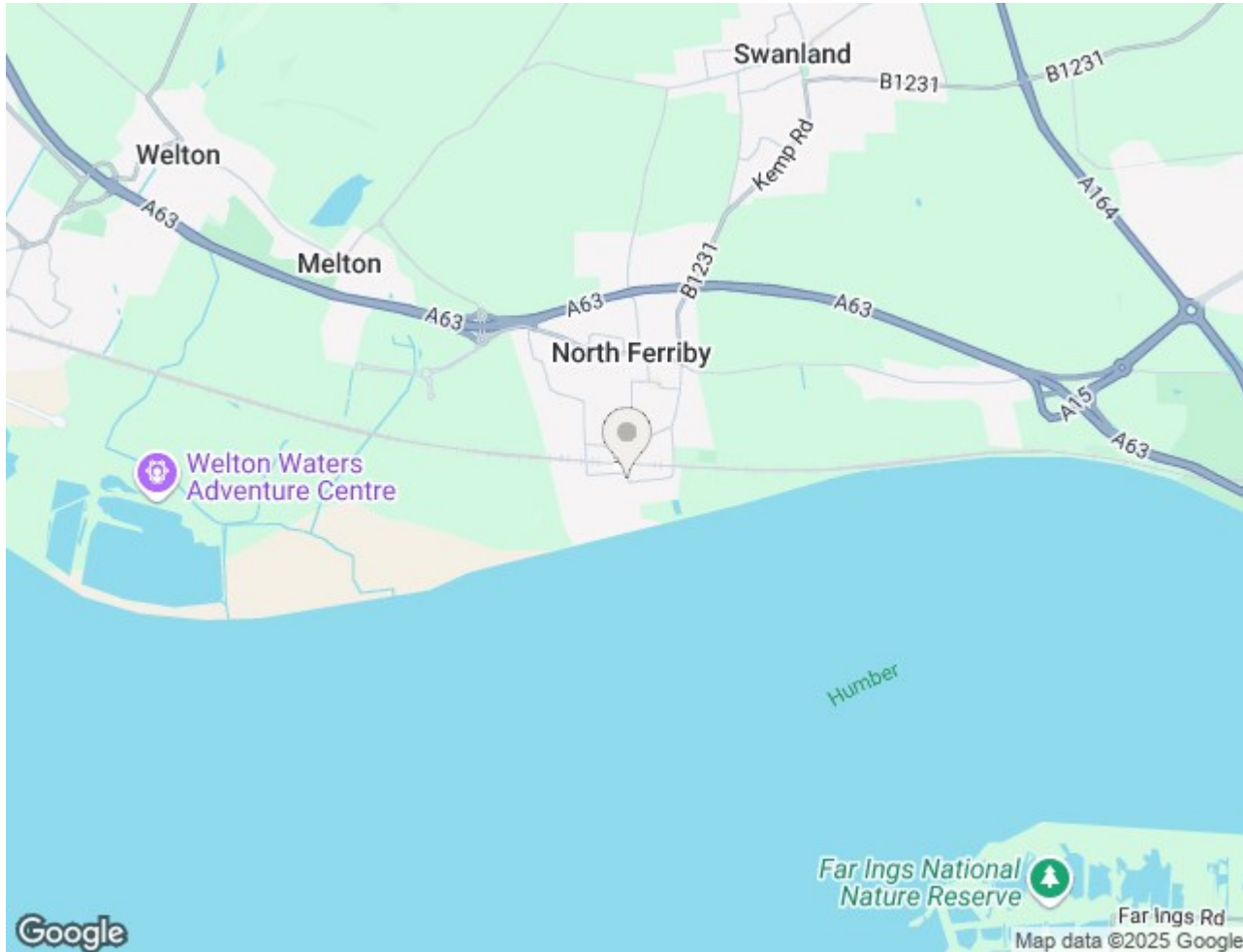
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

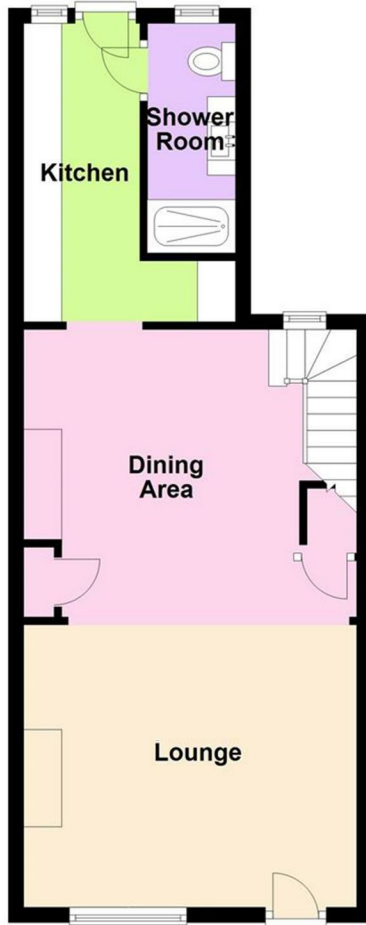
VALUATION SERVICE

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. 44.3 sq. metres (476.5 sq. feet)




First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 74.3 sq. metres (800.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(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	