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Limb
MOVING HOME



5 Old Pond Place, North Ferriby, East Yorkshire, HU14 3JE

- 📍 Fantastic Detached House
- 📍 Stunning Kitchen
- 📍 Fabulous Garden Room
- 📍 Council Tax Band = E

- 📍 Four Beds/Two Baths
- 📍 Driveway & Garage
- 📍 Cul-de-Sac Location
- 📍 Freehold / EPC = D

£385,000

INTRODUCTION

This highly desirable four bedroomed detached house which has an array of modern fittings and well proportioned accommodation. The property forms part of the attractive "Old Pond Place" development and stands in a cul-de-sac position which provides a south facing rear aspect. The extended and enhanced accommodation includes an entrance hall, downstairs cloaks/WC, separate lounge and a stunning contemporary kitchen. There is also a dining/breakfast room and a lovely garden room complete with underfloor heating. Up on the first floor, are a series of four bedrooms with both the en-suite and bathroom having been refitted with contemporary suites. The accommodation boasts gas fired central heating to radiators and uPVC double glazing.

Outside a block set driveway provides parking and access to the garage. A gravelled area to the front provides additional parking. The southerly facing rear garden has been set out for ease of maintenance being predominantly paved with shrub borders.

LOCATION

Old Pond Place is an exclusive cul-de-sac development situated off Ings Lane to the south of the village centre. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a post office, 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 staircase leading to the first floor and storage cupboard under.



CLOAKS/W.C.

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

LOUNGE

11'8" x 16'4" approx (3.56m x 4.98m approx)

Plus bay window to the front elevation. Feature fire surround housing an electric fire.



KITCHEN

15'4" x 9'9" approx (4.67m x 2.97m approx)

Having a stunning kitchen which has been comprehensively fitted with an extensive range of quality units complemented by chunky work surfaces and a wide peninsula. There is a ceramic bowl sink and drainer with instant hot water tap to side, integrated dishwasher, induction hob with extractor hood above, double oven and integrated fridge. There is a designer radiator, feature flooring and the gas fired boiler is concealed within a cupboard. The kitchen has an external access door to the side and a wide opening leading through to the dining/breakfast room.



DINING/BREAKFAST ROOM

13'4" x 8'5" approx (4.06m x 2.57m approx)

With matching fitted cupboards to the kitchen and an integrated wine cooler. Feature flooring. Double doors open through to the garden room.



GARDEN ROOM

16'8" x 8'10" approx (5.08m x 2.69m approx)

A lovely room with double doors leading out to the garden. The room has tiling to the floor with underfloor heating and perimeter downlighting plus a series of three Velux windows to the ceiling.



FIRST FLOOR

LANDING

With both a storage and airing cupboard situated off.

BEDROOM 1

16'4" x 12'4" approx (4.98m x 3.76m approx)

With fitted wardrobes with mirror fronted sliding doors. Window to front.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and drawers, low flush W.C., tiled walls, heated towel rail.



BEDROOM 2

15'5" x 9'8" approx (4.70m x 2.95m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

12'8" x 8'6" approx (3.86m x 2.59m approx)
Window to rear.



BEDROOM 4

11'0" x 9'0" approx (3.35m x 2.74m approx)
Measurements up to fitted wardrobes. Window to rear.



BATHROOM

With suite comprising a free standing oval bath with tap stand, shower enclosure, wash hand basin and low flush W.C. Tiled walls and heated towel rail. Window to front.



OUTSIDE

Outside a block set driveway provides parking and access to the garage. A gravelled area to the front provides additional parking. The southerly facing rear garden has been set out for ease of maintenance being predominantly paved with shrub borders.



TENURE

Freehold

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

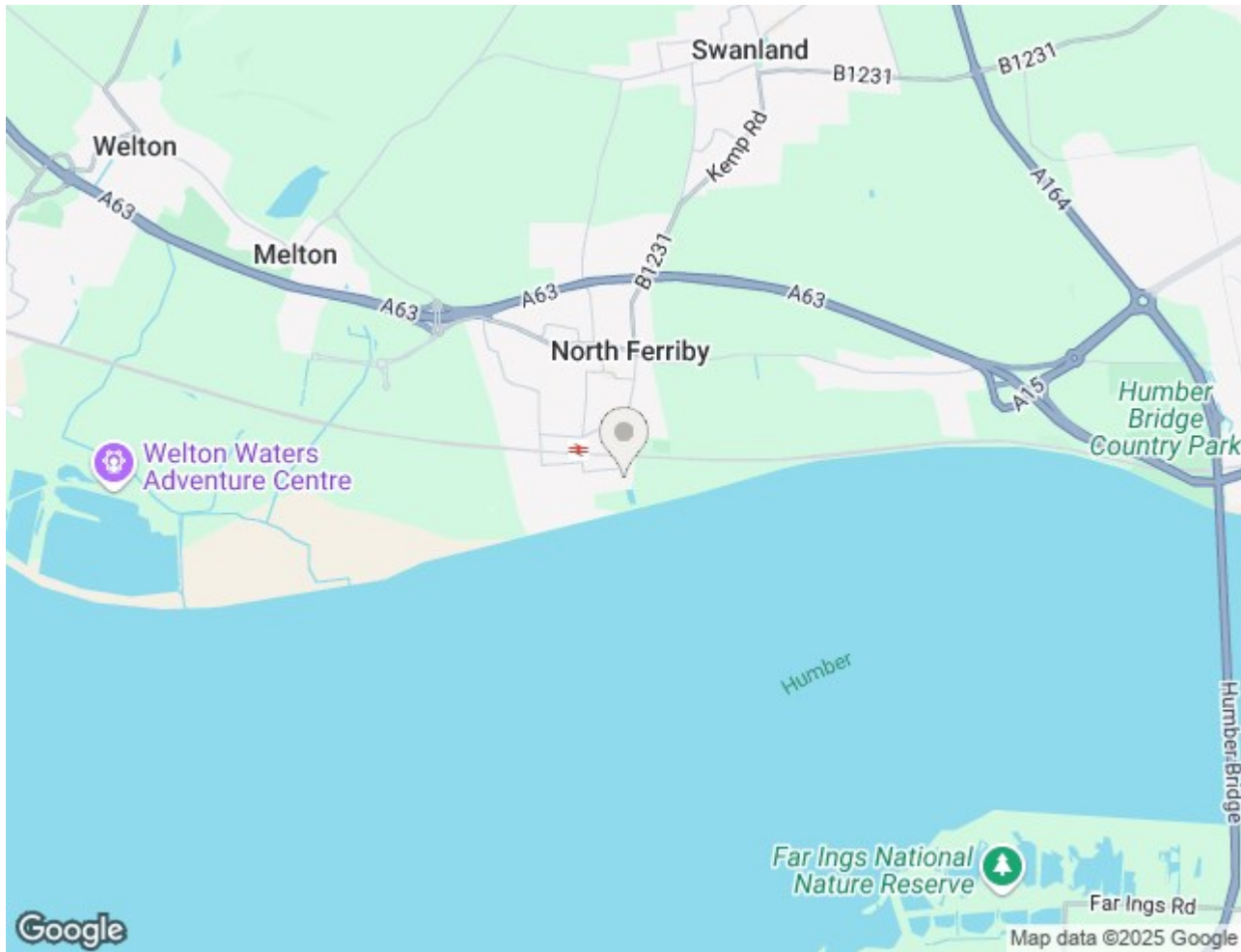
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

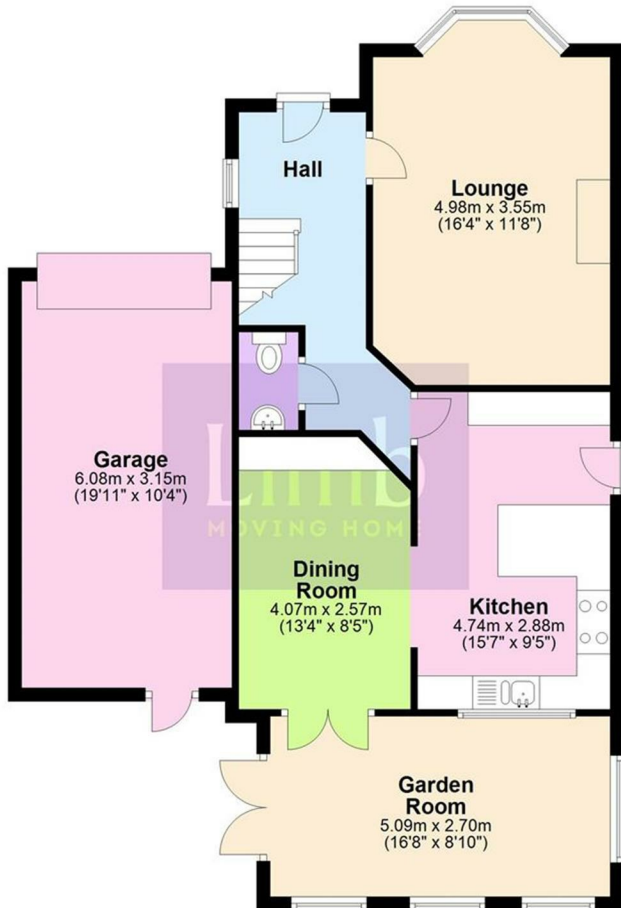
VALUATION SERVICE

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.



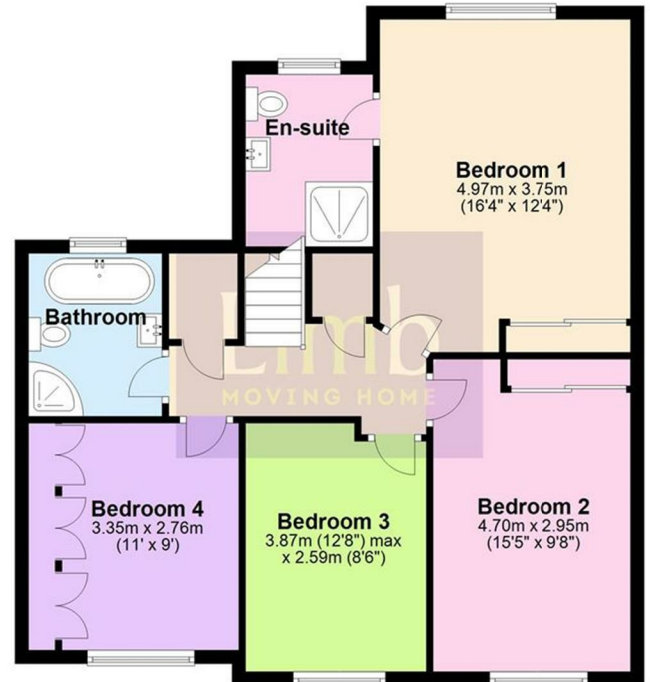
Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)




First Floor

Approx. 73.7 sq. metres (792.8 sq. feet)



Total area: approx. 160.4 sq. metres (1726.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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	