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**Limb**  
MOVING HOME



*Apartment 5, 87 Ferriby Road, Hessle, East Yorkshire, HU13 0HU*

- 📍 Superb First Floor Apartment
- 📍 Elegantly Proportioned
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 En-suite + Shower Room
- 📍 Beautiful Dining Kitchen
- 📍 Grounds and Private Parking
- 📍 Leasehold/EPC = D

**£189,950**

## INTRODUCTION

This stunning first floor apartment affords generously proportioned accommodation of quality, ideal for those looking for a luxurious apartment to enjoy and ideal as a "lock and leave". The property forms part of the fabulous conversion of 'Manor Lodge', one of the most distinctive properties along Ferriby Road and is bursting with period features and character throughout the building and the apartment itself. The property is set behind automated gates and the attractive landscaped communal grounds enjoy a southerly facing aspect in addition to there being private parking. The apartment is accessed from the first floor through the beautiful communal hallway and landing with its gorgeous sweeping staircase and feature windows. Well balanced accommodation comprises a stunning living room, dining kitchen with deep bay window and modern fitted units, two double bedrooms, ensuite shower room plus a separate shower room. Features include deep architraves, high ceilings, moulded coving, ceiling roses and much more!

The grounds are immaculately maintained by the management company and are lawned, complimented by seating and terraced areas.



## LOCATION

The highly sought after street scene of Ferriby Road forms part of Hesse's conservation area which comprises many fine homes of distinction, all of which make Ferriby Road a truly desirable place to live. Situated approximately 5 miles to the west of Hull city centre on the banks of the River Humber, Hesse benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities. Hesse is ideal for the walker with access to numerous local walks, in particular along Hesse Foreshore.

## ACCOMMODATION

The apartment is situated on the first floor and access is gained to the main building through an intercom controlled entry door.



## COMMUNAL HALLWAY

A simply stunning hallway with sweeping staircase leading up to the first floor landing.



## FIRST FLOOR

### LANDING

Providing access to two other apartments. A private entrance door opens to:



## ENTRANCE HALL

A welcoming hallway providing access to the living room and bedrooms.



## LIVING ROOM

16'5" x 16'10" approx (5.00m x 5.13m approx)

With windows to front and side elevations allowing light to flood in. There is a feature marble fireplace housing electric fire, moulded coving and ceiling rose, picture rail. Open shelving to alcove.



## DINING KITCHEN

17'3" x 12'1" approx (5.26m x 3.68m approx)

Into deep bay window overlooking the front gardens. A simply stunning room with a range of high gloss fronted units, work surfaces, sink and drainer with mixer tap. There is an integrated oven, four ring gas hob, filter hood above, fridge freezer and washing machine.



## BEDROOM 1

10'7" x 10'0" approx (3.23m x 3.05m approx)

Up to fitted wardrobes running to one wall with sliding mirrored fronted doors, moulded coving picture rail, window to side elevation.



## ENSUITE

With low level WC, wash hand basin in cabinet, large shower cubicle, tiling to the walls and floor, heated towel rail.



## BEDROOM 2

11'4" x 9'0" approx (3.45m x 2.74m approx)  
Window to side elevation.



## SHOWER ROOM

With corner shower cubicle, wash hand basin in cabinet, low level WC, tiling to the walls and floor.



## OUTSIDE

The grounds are immaculately maintained by the management company and are lawned, complimented by seating and terraced areas. Private parking is available to the rear of the building.



## TENURE

Leasehold

Lease term - 999 years from 1 January 2002.

Service Charge £200 per month.

£1 a year ground rent

## COUNCIL TAX BAND

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

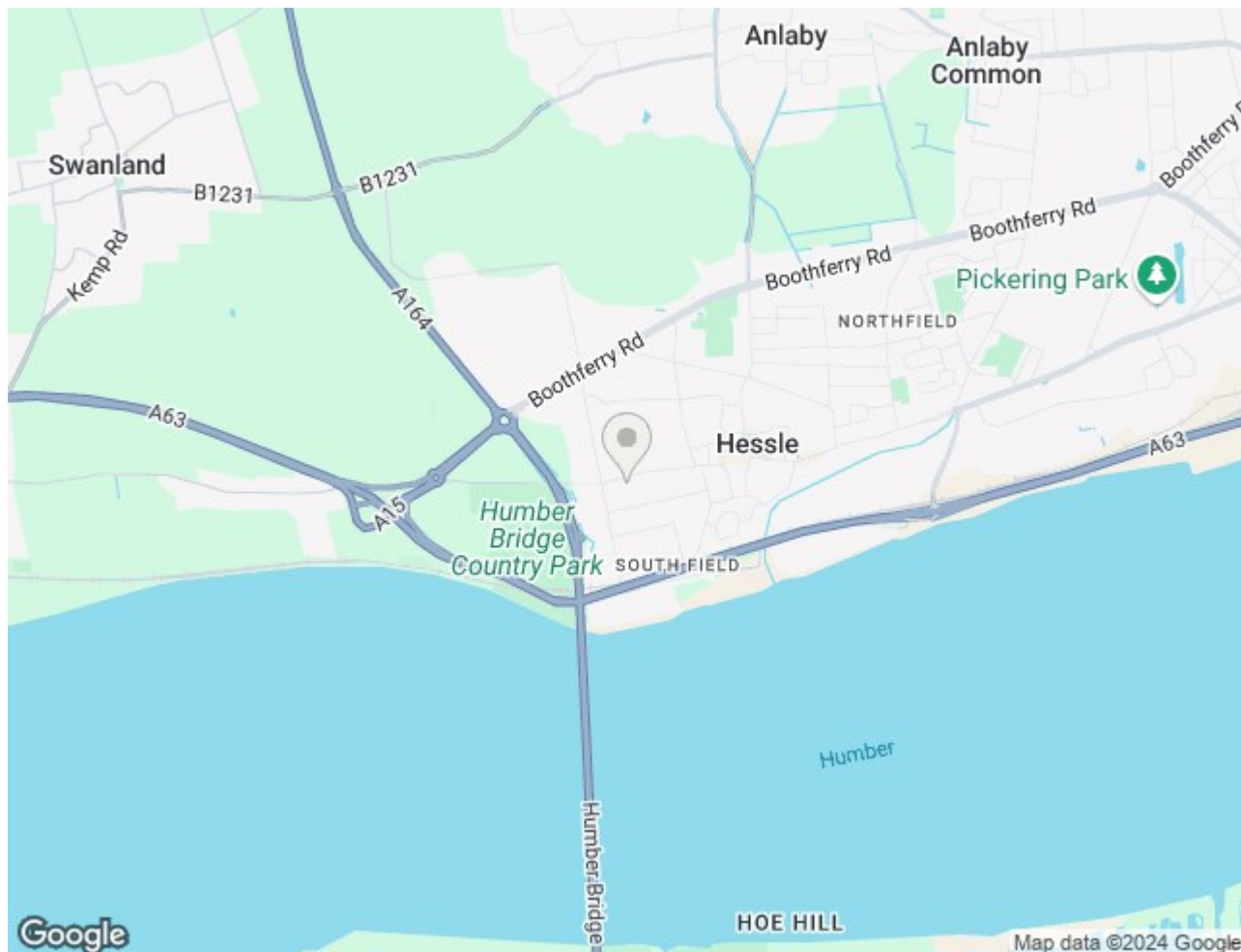
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





### First Floor

Approx. 103.7 sq. metres (1116.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

