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Limb
MOVING HOME



11 Woodgates Lane, North Ferriby, East Yorkshire, HU14 3JR

- 📍 Impressive Detached House
- 📍 Around 3,100sq.ft. of Accom.
- 📍 5 Bed/4 Receptions
- 📍 Council Tax Band = G
- 📍 0.4 Acre Plot
- 📍 South Facing Gardens
- 📍 Sought After Location
- 📍 Freehold/EPC = C

£699,950

INTRODUCTION

Standing in an elevated position along the highly regarded Woodgates Lane, the property enjoys fine views across its south facing garden and beyond. This individual family home affords around 3,100sq.ft. of accommodation across two floors, as depicted on the attached floorplan, providing 5 bedrooms, 2 being en-suite. The living accommodation includes an open plan kitchen and day room layout together with a formal lounge, dining room, family room and study. A utility room and cloaks/W.C. complete the ground floor. The accommodation has the benefit of gas fired central heating to radiators and double glazing throughout, the majority of which is uPVC framed. The gardens are an absolute delight. The property occupies an overall plot of around 0.4 acre which predominantly enjoys a south facing aspect with beautiful gardens combing lawns, well stocked shrub and herbaceous borders, large patio and side garden together with the necessary sheds and a screened amenity area to one corner.

LOCATION

The property is situated along the highly regarded and leafy setting of Woodgates Lane, North Ferriby. Approximately 8 miles to the west of Hull, this highly sought after village offers a good range of local shops and amenities including a convenience store and a number of independent traders. There are a variety of amenities and recreational facilities plus a well reputed primary schooling at nearby South Hunsley, Melton. A range of private schooling is also available locally. The village boasts a railway station which can be found a short walk away providing access to regional business/leisure centres and London's Kings Cross. Convenient access is gained to the A63 leading into Hull City Centre to the east and the national motorway network to the west. The village also has a restaurant and a popular public house which also serves food.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious hallway with stairs leading up to the first floor.



CLOAKS/W. C.

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

LOUNGE

20'8" x 15'6" approx (6.30m x 4.72m approx)

An attractive formal lounge which has two pairs of French doors opening out to the rear patio with pergola above. The focal point of the room is a feature fire surround with marble hearth and backplate housing an open fire. Concertina doors open to the dining room and being full open, create a room which is approximately 35 feet in length being ideal for entertaining.



DINING ROOM

14'5" x 12'0" approx (4.39m x 3.66m approx)

With window to rear elevation. Separated from the lounge via concertina doors, also accessed from the hallway.



BREAKFAST KITCHEN

17'3" x 16'4" approx (5.26m x 4.98m approx)

Having a range of bespoke and painted units complimented by granite work surfaces. There is a gas fired contemporary AGA with 6 ring gas hob and electric oven, double Belfast sink with mixer tap and integrated dishwasher. Tiling to the floor. Window to front and rear elevations and external access door out to the patio. This room is open plan in style through to the day room.



DAY ROOM

13'9" x 13'3" approx (4.19m x 4.04m approx)

Overlooking the rear gardens with French doors opening out.



UTILITY ROOM/LOBBY

13'9" x 7'4" approx (4.19m x 2.24m approx)

With external access to front driveway. The utility area comprises a ceramic sink and drainer with mixer tap, plumbing for automatic washing machine and space for dryer. Fitted cupboards.

STUDY

7'10" x 7'7" approx (2.39m x 2.31m approx)

Window to front elevation.

FAMILY ROOM

19'7" x 12'8" approx (5.97m x 3.86m approx)

An "L" shaped room with window and French doors opening out to the side garden.



FIRST FLOOR

LANDING

A spacious landing providing access to all bedrooms and having an airing cupboard situated off.



BEDROOM 1

15'6" x 15'5" approx (4.72m x 4.70m approx)
With a picture window providing a view to the south across the garden, roof tops and towards North Lincolnshire. Fitted wardrobes.



EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin, bath with mixer tap/shower attachment.



BEDROOM 2

13'10" x 12'7" approx (4.22m x 3.84m approx)
With window to the south overlooking the gardens and beyond.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, heated towel rail.



BEDROOM 3

13'9" x 11'1" approx (4.19m x 3.38m approx)
With fitted furniture comprising wardrobes, cupboards and drawers. There is also a vanity wash hand basin. A window to the south looking across the gardens and beyond.



BEDROOM 4

13'10" x 11'3" approx (4.22m x 3.43m approx)
With fitted wardrobe, window to south.



BEDROOM 5

11'10" x 10'6" approx (3.61m x 3.20m approx)
Window to south elevation. Currently fitted as a dressing room, being adjacent to bed 1.



BATHROOM

With suite comprising low level W.C., wash hand basin in cabinet, panelled bath with shower over with mixer tap/shower attachment, separate shower enclosure, tiling to the walls.



OUTSIDE

The property occupies an elevated plot of approximately 0.4 acre overall. An approached driveway provides good parking, turning area and access to the attached double garage. There is a side garden area which the family room looks out to and has French doors accessing. The rear garden enjoys a south facing aspect and is an absolute delight. A large patio extends to the back of the house, part with a wisteria covered pergola. Lawns extend beyond bounded by attractive shrub and herbaceous borders which provide much seclusion. There are many areas of interest within the garden. There are also two garden sheds and a screened amenity area to one corner, ideal for storage and garden waste etc. The property is accessed cross a tarmac driveway which provides parking, turning space and access to the attached double garage.



SIDE GARDEN



REAR VIEW



FRONT VIEW OF THE PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

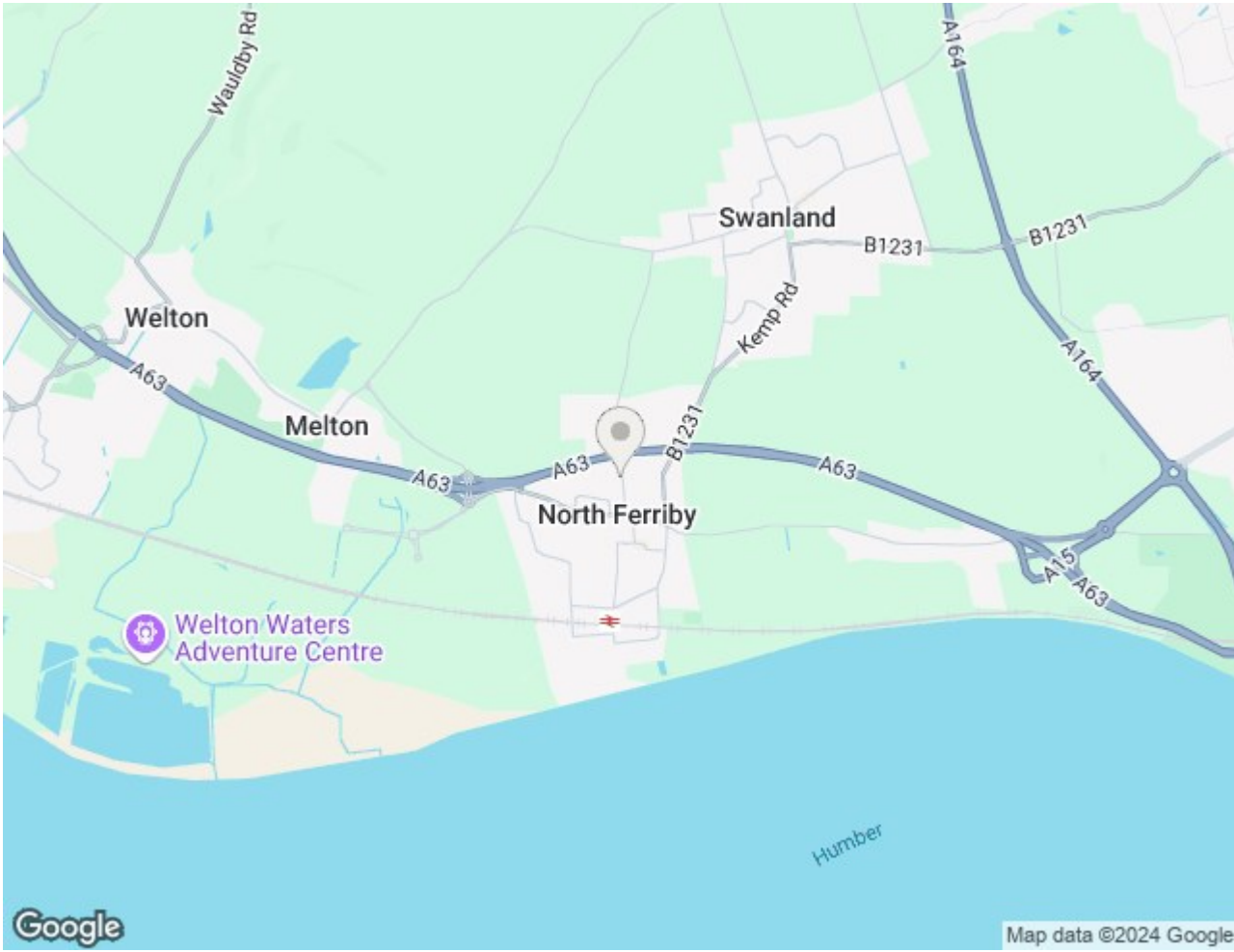
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 321.3 sq. metres (3458.1 sq. feet)

