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Limb
MOVING HOME



26 Church Road, North Ferriby, East Yorkshire, HU14 3BU

- 📍 Village Centre Location
- 📍 End Terrace House
- 📍 Currently 2 Bedrooms
- 📍 Council Tax Band = B

- 📍 Further Potential
- 📍 Garage and Parking
- 📍 No Chain Involved
- 📍 Freehold/EPC = E

£235,000

INTRODUCTION

In such a convenient location is this well presented traditional and end terraced house with further potential. The property occupies a corner site fronting Church Road at its junction with the private lane of East Mount, close to the parade of shops and beautiful church. Gardens extend to front, side and rear which afford the opportunity to extend, subject to appropriate consents. Currently the accommodation briefly comprises an entrance hallway, lounge with bay window, dining room and conservatory, kitchen, inner lobby and W.C.. Upon the first floor are two bedrooms and a bathroom. The accommodation boasts gas fired central heating to radiators supplemented by some storage heaters and there is uPVC double glazing to the windows. Outside attractive gardens wrap around the house and to the rear, there is vehicular access from East Mount into the rear driveway, off street parking and garage.



LOCATION

The highly desirable village of North Ferriby is situated on the banks of the River Humber some 8 miles to the west of Hull city centre. Clustered around the attractive village church are a number of amenities and the village also has a variety of independent traders, convenience store, doctor's surgery, well regarded public house, all of which provide many of your day to day needs. There are a range of recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley academy. The village also boasts a railway station which can be found a short walk away and there is convenient access to the A63 leading into Hull city centre to the east, the Humber bridge leading to Lincolnshire and Humberside airport, and the national motorway network to the west.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Stairs to first floor off.

LOUNGE

12'1" x 13'8" approx (3.68m x 4.17m approx)

Into bay window to front elevation. Feature arched brick fire surround housing an open fire.



DINING ROOM

11'0" x 10'6" approx (3.35m x 3.20m approx)

With under stairs storage cupboard off, archway through to kitchen and double doors to conservatory.



CONSERVATORY

9'7" x 8'0" approx (2.92m x 2.44m approx)

Overlooking the rear garden with sliding patio doors providing access out.



KITCHEN

11'6" x 9'2" approx (3.51m x 2.79m approx)

Having a good range of high gloss fronted units with timber work surfaces. There is a sink and drainer, integrated double oven, 4 ring hob, fridge freezer, plumbing for a dishwasher and washing machine. Windows to side and rear, external access door to rear.



INNER LOBBY

With useful cloaks cupboard.

W.C.

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

FIRST FLOOR

LANDING

BEDROOM 1

10'5" x 13'5" approx (3.18m x 4.09m approx)

With fitted wardrobes running to one wall, fitted drawers. Window and bay window to front elevation providing views towards the church spire.



BEDROOM 2

11'3" x 9'0" approx (3.43m x 2.74m approx)

With fitted furniture comprising desk and wardrobes including a "pull down" bed, window to rear elevation.



BATHROOM

With suite comprising panelled bath with shower over and screen, low level W.C., pedestal wash hand basin, tiling to the walls, heated towel rail.



OUTSIDE

Outside attractive gardens wrap around the house and to the rear, there is vehicular access from East Mount into the rear driveway, off street parking and garage.



REAR VIEW



GARDEN 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 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

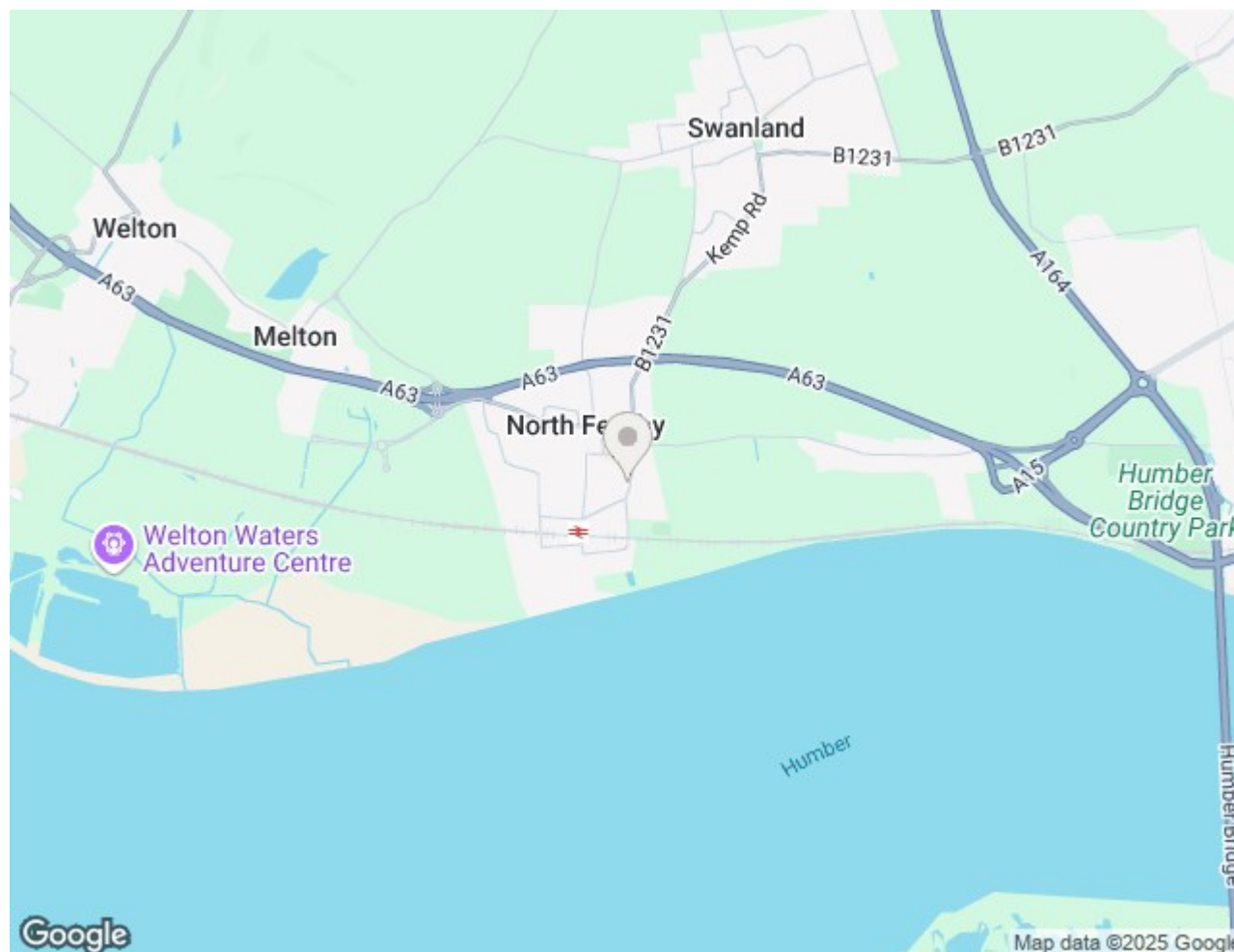
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

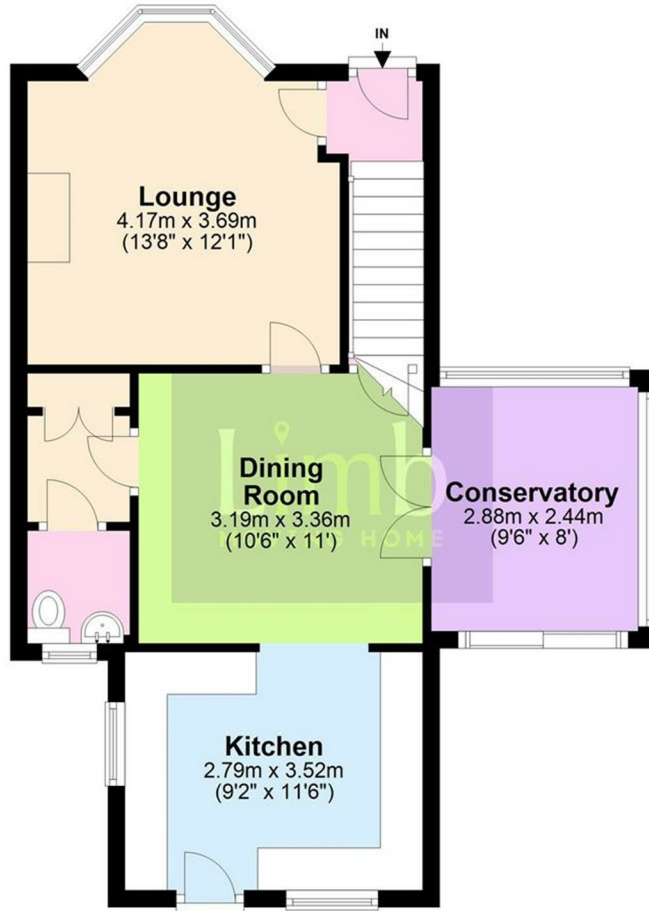
VALUATION SERVICE

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.



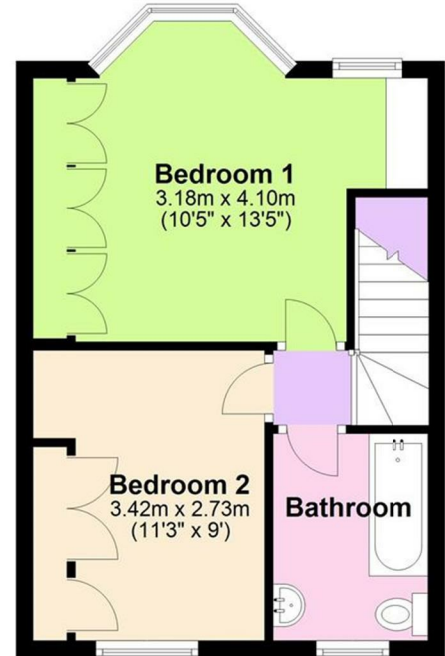
Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)




First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 80.0 sq. metres (861.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(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	