

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



15 East Mount, North Ferriby, East Yorkshire, HU14 3BX

- 📍 Double Fronted Detached
- 📍 South Facing Garden
- 📍 Spacious Accommodation
- 📍 Council Tax Band = D
- 📍 Three Beds/Two Baths
- 📍 Two Reception Rooms
- 📍 Ample Parking & Garage
- 📍 Freehold / EPC = D

£449,950

INTRODUCTION

Nestled in the charming village of North Ferriby, this impressive detached house on East Mount offers a perfect blend of comfort and convenience. Spanning approximately 1800 square feet, the property boasts three double bedrooms and two bath/shower rooms making it an ideal home for families.

Features include a sitting room/play room with log burner, spacious dual aspect lounge, modern kitchen with appliances plus a cloaks/W.C. and utility.

One of the standout features of this property is the large south-facing garden, which enjoys a good degree of privacy and seclusion. Views of the church spire can be seen from the raised decked patio and a lawn extends beyond with a children's play set plus a garden shed.

The property offers ample space for up to four vehicles, a rare find in such a central village location. Residents will appreciate the convenience of being close to local amenities, schools, and transport links, making daily life both easy and enjoyable.

This home is a wonderful opportunity for those looking to settle in a picturesque village while enjoying the benefits of modern living. With its generous space, excellent location, and delightful outdoor area, this property is not to be missed.

LOCATION

The property is located in a residential cul-de-sac directly off Church Road in the centre of this highly regarded village. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a 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 PORCH

With tiled floor and door to:

ENTRANCE HALLWAY

With engineered wood flooring and staircase leading up to the first floor.

LOUNGE

20'4" x 11'0" approx (6.20m x 3.35m approx)

Narrowing to 10'5" approx.

With feature fireplace with cast arched insert, tiled hearth and open grate. Window to the front elevation and sliding patio doors lead out to the rear deck and garden beyond.



LOUNGE - ALTERNATIVE VIEW



SITTING/DINING/PLAY ROOM

13'7" x 11'0" approx (4.14m x 3.35m approx)

With log burning stove upon a slate hearth with oak mantle above.
Engineered wood flooring. Window to front.



DINING KITCHEN

13'4" x 10'9" approx (4.06m x 3.28m approx)

Having a comprehensive range of modern base and wall units, solid oak wood worktops, one and a half bowl sink with mixer tap, integrated appliances including a double oven, induction hob with filter hood above, fridge/freezer and dishwasher. Ample space for a dining table and chairs. Tiled floor, window to rear.



CLOAKS/W.C.

With low flush W.C. Window to rear.

UTILITY

9'5" x 8'10" approx (2.87m x 2.69m approx)

With fitted units, sink and drainer, plumbing for a washing machine, tiled floor, window and external access door to rear. Internal door to garage.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

13'7" x 11'0" approx (4.14m x 3.35m approx)

Window to front. Archway to:



DRESSING AREA

With fitted wardrobes and access to en-suite.



EN-SUITE SHOWER ROOM

With suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights, window to rear.



BEDROOM 2

13'7" x 10'11" approx (4.14m x 3.33m approx)
Storage cupboard to one corner. Windows to front and side. Door to stairs leading up to the loft.



BEDROOM 3

13'5" x 7'10" approx (4.09m x 2.39m approx)
Windows to side and rear elevations.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiled walls, window to rear.



LOFT

25'1" x 9'5" approx (7.65m x 2.87m approx)

With Velux windows to rear and access to boarded eaves storage.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



LOFT - ALTERNATIVE VIEW



OUTSIDE

There is a driveway to the front of the property providing ample off street parking for multiple cars and access to the single integral garage with automated roller door. There is also an EV charger. One of the standout features of this property is the large south-facing garden, which enjoys a good degree of privacy and seclusion. Views of the church spire can be seen from the raised decked patio and a lawn extends beyond with a children's play set plus a garden shed.



TENURE

Freehold

COUNCIL TAX BAND

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

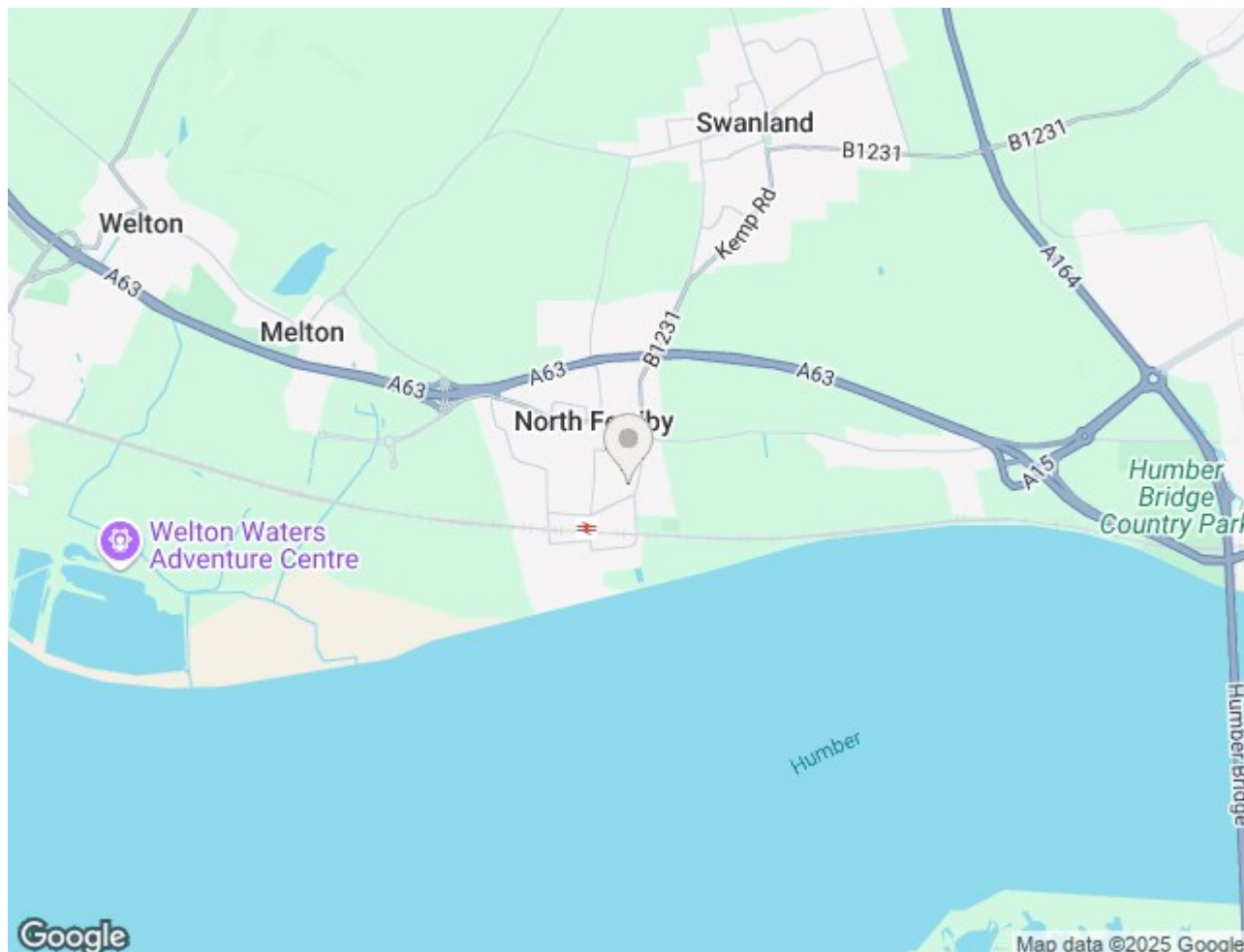
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

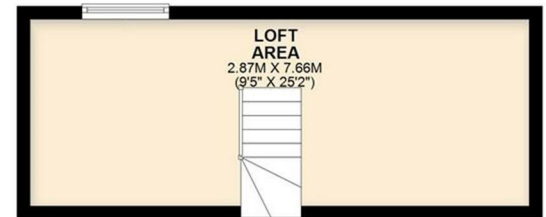




FIRST FLOOR
APPROX. 57.6 SQ. METRES (620.4 SQ. FEET)



SECOND FLOOR
APPROX. 22.0 SQ. METRES (236.6 SQ. FEET)



TOTAL AREA: APPROX. 164.1 SQ. METRES (1766.1 SQ. FEET)

