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**Limb**  
MOVING HOME



*49 Ferriby Road, Hessle, East Yorkshire, HU13 0HS*

- 📍 Victorian Semi Detached
- 📍 Grand Proportions
- 📍 Ideal Family Home
- 📍 Council Tax Band = F

- 📍 Upto 6 Bedrooms
- 📍 South Facing Rear
- 📍 Sought After Street
- 📍 Freehold/EPC = D

*Offers Over £587,500*



## INTRODUCTION

What a fabulous family home with endless space both inside and out. Ready to move straight into, this grand Victorian semi detached house has so much character with its deep architraves, bay windows, detailed cornicing, plaster work and high ceilings. This character blends beautifully with quality fittings and the luxuries of modern living with the current owners completing many recent renovations. The accommodation stretches over three floors and affords great flexibility whether you have a large family, entertain a lot or work from home. An impressive porch and hallway gives access to a formal lounge with bay window and the sleek contemporary kitchen with its central island. There is a lovely day room complete with log burner and bi fold doors. Practicalities are covered by a large utility room and downstairs W.C.. A dry cellar is accessed from the hallway and ideal for storage. Upto 6 bedrooms are available across the upper two floors with the 6th more comfortable as a study. The top floor has two bedrooms and a bathroom, ideal for a teenager/s. The main bedroom enjoys the luxuries of a stylish en-suite shower room. The main bathroom has also recently been refurbished. It is understood that the original sash windows have been retained, refurbished and double glazed in addition to there being gas fired central heating to radiators. Outside excellent parking is available for multiple vehicles is possible upon the side drive and forecourt and to the rear. The expansive garden enjoys a south facing aspect. The garden incorporates paved and decked terraces, lawns and mature borders which provide seclusion. Ferriby Road is a highly regarded street scene which comprises many fine homes and distinction from a similar era. It lies to the west of Hessle centre and runs down to The Weir, home to a number of shops, delicatessen, independent traders and coffee shops/bars together with restaurants, all being within easy walking distance. If you are looking for a large family home to grow into, then you must view this.

## LOCATION

The highly sought after street scene of Ferriby Road forms part of Hessle'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, Hessle 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. Hessle is ideal for the walker with access to numerous local walks, in particular along Hessle Foreshore.

## ACCOMMODATION

### ENTRANCE PORCH

With stain glass top lights, inset street number, tiled flooring.

### HALLWAY

A magnificent hallway with stairs leading to first floor off complete with ornate newel post. Door provides access to the cellar.



## LOUNGE

15'0" x 19'0" (4.57m x 5.79m)

Into bay window to front elevation, ornate coving and ceiling rose. To the chimney breast is fitted a feature stone fire surround with cast insert housing a "living flame" gas fire.



## KITCHEN

15'3" x 13'7" approx (4.65m x 4.14m approx)

A beautiful contemporary kitchen with an extensive range of fitted units, matching island and granite work surfaces including breakfast bar peninsular. There is a range cooker with concealed extractor hood above, dishwasher, undercounter sink with professional mixer tap, housing for a fridge freezer. Tiling to the floor, windows to side and rear.



## DAY ROOM

17'2" x 11'9" approx (5.23m x 3.58m approx)

Used for day to day living and dining. There is a lovely log burner fitted to one corner of the room which has tiled flooring. Bi fold doors open out to the rear.



## UTILITY ROOM

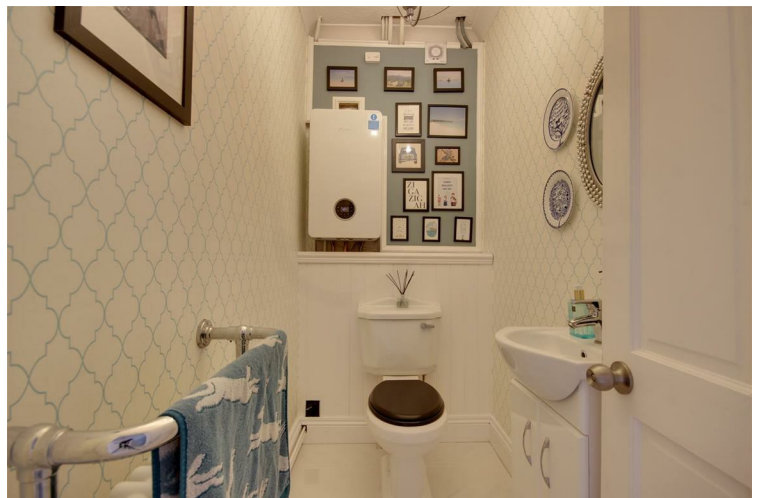
11'9" x 7'2" approx (3.58m x 2.18m approx)

With a range of fitted units, work surfaces, sink and drainer, space for appliances, tiled floor, external access door to rear.



## W.C.

With low level W.C. and wash hand basin, wall mounted Worcester gas fire central heating boiler, tiling to floor.



## FIRST FLOOR



## LANDING

A split level landing with further staircase leading up to the second floor.



## BEDROOM 1

15'7" x 14'0" approx (4.75m x 4.27m approx)

There are fitted wardrobes to either side of the chimney breast which houses a period fire surround.



## EN-SUITE

With low level W.C., pedestal wash hand basin and large shower enclosure. Tiled walls, heated towel rail.



## BEDROOM 2

14'4" x 11'10" approx (4.37m x 3.61m approx)  
With bay window to rear elevation, storage cupboard to corner.



## BEDROOM 3

13'8" x 15'5" approx (4.17m x 4.70m approx)  
Windows to rear and side elevations.



## BEDROOM 6/STUDY

7'6" x 7'4" approx (2.29m x 2.24m approx)  
Window to side elevation.



## BATHROOM

9'5" x 7'7" approx (2.87m x 2.31m approx)  
Recently refurbished with stylish suite comprising low level W.C., wash hand basin in cabinet, shaped bath with shower over and screen, tiled surround and floor, heated towel rail.



## SECOND FLOOR

### LANDING

A split level landing with access to a loft storage area.



## BEDROOM 4

15'4" x 13'9" approx (4.67m x 4.19m approx)

With period fire place housing cast and tiled fireplace, window to rear elevation.



## BEDROOM 5

15'3" x 14'0" approx (4.65m x 4.27m approx)

With wardrobe, window to front elevation.



## BATHROOM

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





## OUTSIDE

An extensive gravelled forecourt and block set side drive provide parking for multiple vehicles. The extensive south facing rear gardens incorporate paved and decked patios, lawns and mature borders which provide great seclusion.



## REAR 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 F. 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

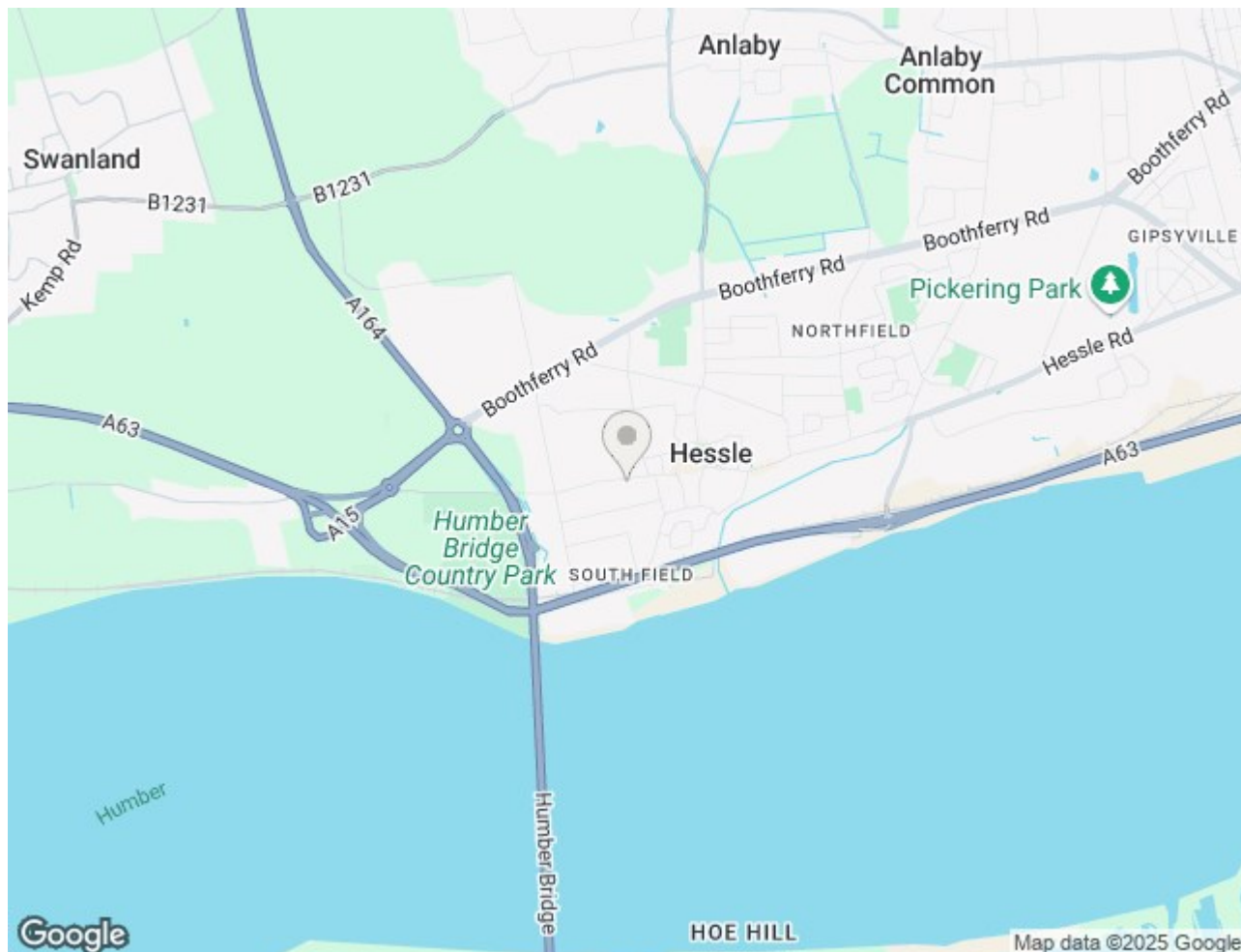
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

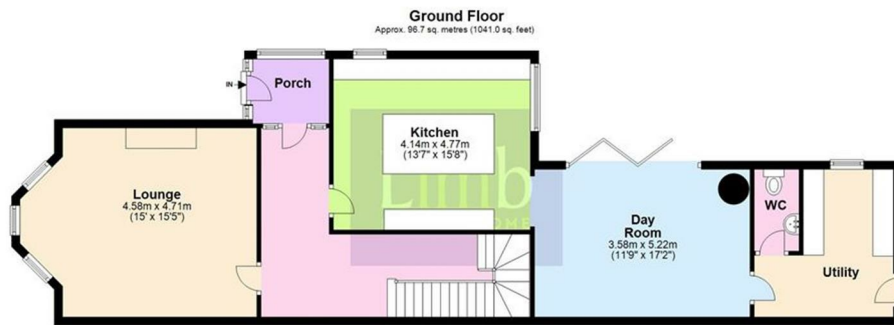
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 251.5 sq. metres (2706.7 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	