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**Limb**  
MOVING HOME



*High Ridge, 7 Greenways, North Ferriby, East Yorkshire, HU14 3JN*

- 📍 Individual Detached Property
- 📍 Exclusive Location
- 📍 Tremendous Potential
- 📍 Council Tax Band = G
- 📍 0.3 Acre Plot
- 📍 4 Bedrooms
- 📍 Viewing a Must
- 📍 Freehold/EPC = D

**£650,000**



## INTRODUCTION

High Ridge is an individual detached residence which stands in a lovely plot of around 0.3 acre enjoying a sunny south westerly aspect. Greenways is an exclusive setting comprising many fine homes which is located off Swanland Hill on the southern outskirts of Swanland, close to open countryside. A particular feature of the location is the outstanding view of the Humber Estuary and Humber Bridge when leaving the development. The property is ideal for a family but yet also offers further potential. The accommodation is depicted on the attached floorplan and briefly comprises three reception rooms plus study and a large dining kitchen. Practicalities are also covered by a utility room, cloak room and W.C.. Upon the first floor are four bedrooms, the main of which overlooks the garden and has the benefit of an en-suite shower room. There is also a separate family bathroom. Outside a driveway and forecourt provide good parking and access to the double garage. The beautiful gardens extend to the south and west being predominantly laid to lawn, interspersed with trees and shrubbery. In all, a fine and unique home of which early viewing is strongly recommended.

## LOCATION

Greenways, characterised by sweeping lawns and mature specimen trees, enjoys an elevated location in the highly prestigious residential area between Swanland and North Ferriby. Situated off Swanland Hill, Greenways is located on the southern fringe of Swanland where Kemp Road becomes Swanland Hill as it leads down to the neighbouring village of North Ferriby. On exiting Greenways, the fabulous view of the Humber Bridge is afforded. The villages of Swanland and North Ferriby are one of the area's most desirable residential districts, each having a range of local shops, amenities and well reputed schools. Convenient access can be gained to the A63 leading into Hull City Centre to the east and the national motorway network to the west. There is a mainline railway station situated in North Ferriby with more regular stops at the nearby village of Brough. The village also has a well reputed primary school with secondary school at South Hunsley school in Melton. Public schooling is available at Tranby in Anlaby, Hymers college in Hull, and Pocklington.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

Internal door to:

### HALLWAY

A central hallway which provides access to all principal rooms. Sliding patio doors overlook the garden to the rear.



## CLOAK ROOM

With wash hand basin and cloaks cupboard.

## W.C.

With low level W.C..

## FORMAL LOUNGE

20'2" x 15'3" approx (6.15m x 4.65m approx)

A light and airy room with windows to south and west elevations.

There is a feature marble fire surround housing a 'living flame' gas fire.



## DINING ROOM

14'0" x 13'9" approx (4.27m x 4.19m approx)

Into bay window to front elevation.



## SITTING ROOM

13'10" x 13'0" approx (4.22m x 3.96m approx)

With patio doors overlooking the garden to the south, window to east. There is a range of fitted cupboards ideal for storage to one wall.



## STUDY

9'9" x 6'5" approx (2.97m x 1.96m approx)

Window to south overlooking the gardens.



## BREAKFAST KITCHEN

25'4" x 13'10" approx (7.72m x 4.22m approx)

A super room with windows to both front and side elevations. The kitchen features a range of high gloss fronted units with quartz work surfaces and integrated appliances including an oven and grill, hob with extractor hood above, dishwasher. There is a one and a half sink and drainer. There is also a "walk in" larder to corner with sliding door.



## SIDE LOBBY

With external access to the front drive, rear garden and internally to the garage.

## UTILITY ROOM

9'5" x 9'2" approx (2.87m x 2.79m approx)

With fitted units, Belfast sink, plumbing for automatic washing machine.

## FIRST FLOOR

## LANDING

With window to west elevation overlooking garden and patio.



## BEDROOM 1

17'2" x 15'0" approx (5.23m x 4.57m approx)

With large picture window overlooking the gardens to the south. A range of fitted furniture comprises wardrobes, drawers and dressing table. Concealed doors open to the en-suite shower room.



## EN-SUITE

With shower area having a rainhead and handheld shower system, low level W.C., wash hand basin, tiling to the walls and floor. Access hatch to lost space.



## BEDROOM 2

13'5" x 10'0" approx (4.09m x 3.05m approx)  
With window to west elevation, vanity wash hand basin.



## BEDROOM 3

12'9" x 9'10" approx (3.89m x 3.00m approx)  
Window to east elevation, airing cupboard to corner with adjacent cupboard containing hot water cylinder.



## BEDROOM 4

10'0" x 9'10" approx (3.05m x 3.00m approx)  
Window to east elevation.



## BATHROOM

10'0" x 9'0" approx (3.05m x 2.74m approx)

With low level W.C., bidet, wash hand basin with cabinet and bath with a shower attachment and screen, tiled floor, heated towel rail.



## OUTSIDE

The property occupies an overall plot of approximately 0.3 acre. A large driveway and forecourt provide excellent parking facilities and access to the double garage. The gardens enjoy a south westerly aspect being mainly lawned with hedging to the rear boundary, trees and shrubbery. There is also an extensive patio which enjoys a sunny aspect and is accessed directly from the house.







## *GARAGE*

The garage measures approximately 18'0" x 17'5" and contains a 600 gallon steel oil tank that feeds the central heating boiler, and has an automated up and over entry door and access to the side lobby.

## *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 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.





## Ground Floor

Approx. 179.5 sq. metres (1931.7 sq. feet)




Total area: approx. 270.3 sq. metres (2909.4 sq. feet)

## First Floor

Approx. 90.8 sq. metres (977.7 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>73</b>
(55-68) <b>D</b>	<b>61</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	