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Limb
MOVING HOME



8 Church Road, North Ferriby, East Yorkshire, HU14 3BZ

- 📍 A Beautiful Home
- 📍 Fine Period Detached
- 📍 Exquisitely Presented
- 📍 Council Tax Band = F
- 📍 4 Beds/3 Baths
- 📍 Stunning Living Kitchen
- 📍 Central Village Location
- 📍 Freehold/EPC = D

£595,000

INTRODUCTION

This outstanding detached house stands in an elevated position in the centre of the village enjoying a private westerly facing garden which has a view of the church spire. Previously extended and significantly enhanced by the current owner, this fine home blends many features of character with the luxuries of modern living. With its high ceilings, deep architraves, cornicing and so much more, this property is rich in its appeal and early viewing is strongly recommended. The accommodation is depicted on the attached floorplan and briefly comprises a lovely entrance hallway with a recently installed quality solid door, downstairs cloaks/W.C., delightful lounge, sitting room and a fabulous living kitchen extends to the rear, complete with grand island. There is also a utility situated off. Upon the first floor are four bedrooms including an impressive main bedroom suite with its vaulted ceiling, exposed beams and fitted furniture. It also has the luxury of a tiled en-suite bath/shower room. Bedroom 2 also has the benefit of an en-suite bathroom and "walk in" wardrobe and the additional two bedrooms are served by an attractive family shower room. The accommodation boasts Nest thermostat remote controlled gas fired central heating to radiators and has a combination of sealed unit double glazing together with a number of original sash single glazed windows. A block set driveway provides excellent parking and access to the integral garage. To the rear extends a private garden which enjoys a westerly facing aspect combining a large patio with lawn beyond and mature borders which provide seclusion. A very special property indeed.

LOCATION

The property is located in an attractive street scene, itself enjoying an elevated position with a view to the front towards the former school and headmasters house. The property is situated within North Ferriby's conservation area close to the village church. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops and amenities including a convenience store, doctors surgery, chemist, coffee shop, busy public house/eatery, takeaway, beauty salon and newsagent. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary school at nearby South Hunsley. The area is also well served by public schooling at Tranby, Hymers and Pocklington. The village 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

A smart recently installed solid entrance door opens to:

ENTRANCE HALLWAY

A lovely hallway with a turning staircase leading up to the first floor, travertine tiled flooring. Window to front elevation.



CLOAKS/W.C.

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

LOUNGE

13'6" x 14'8" approx (4.11m x 4.47m approx)

Into deep bay window to front elevation. There is a feature fire surround with cast and tiled fireplace housing a "living flame gas fire, fitted cupboards to alcoves, moulded coving, picture rail.



SITTING ROOM

13'6" x 12'1" approx (4.11m x 3.68m approx)

With two sash windows overlooking the rear garden. There is a feature fire surround with cast open grate, moulded coving, picture rail, beautiful wood flooring.



LIVING KITCHEN

26'0" x 11'10" approx (7.92m x 3.61m approx)

The hub of the house, this impressive room looks over the garden with two sets of double doors opening out to the terraces. The kitchen comprises an excellent range of classical style hand painted units with oak work surfaces and a grand island with seating peninsular. There is a range cooker with concealed extractor above, integrated dishwasher, ceramic sink and drainer with mixer tap. Ample area for table and chairs. Recently fitted oak wood flooring.



UTILITY

With fitted cupboards, sink and plumbing for automatic washing machine.

FIRST FLOOR

BEDROOM 1

26'0" x 11'7" approx (7.92m x 3.53m approx)

A stunning room with vaulted ceiling and exposed beams. A window overlooks the rear garden. There is a range of attractive fitted furniture comprising wardrobes, drawers, dressing table and built in washing basket.



EN-SUITE BATHROOM

With stylish suite comprising low level W.C., wash hand basin, bath, shower cubicle, tiled surround and floor.



BEDROOM 2

13'1" x 10'8" approx (3.99m x 3.25m approx)
With vaulted ceiling and exposed beams, window to front elevation. Situated to one corner is a "walk in" wardrobe with drawers and hanging facilities.



EN-SUITE BATHROOM

A stylish suite with panelled bath with shower over and screen, low level W.C., wash hand basin and cabinet, tiled surround and floor, heated towel rail.



BEDROOM 3

13'7" x 12'1" approx (4.14m x 3.68m approx)
With beautiful period fireplace to chimney breast, cupboard to side, fitted wardrobe, sash window overlooking the rear garden.



VIEW



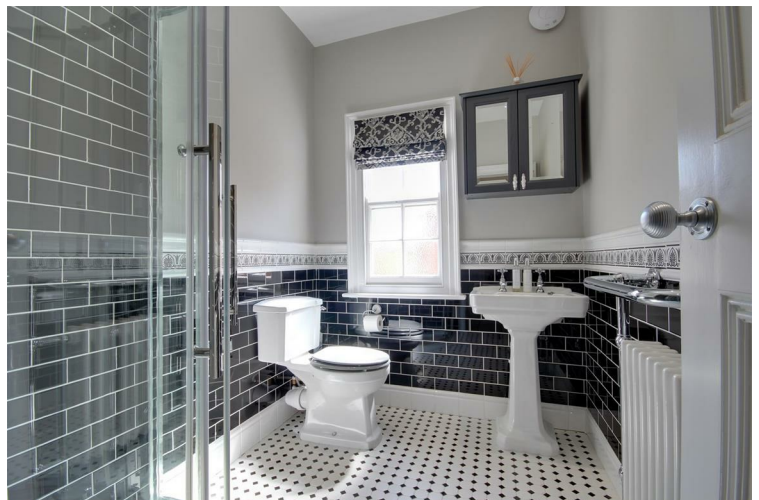
BEDROOM 4

13'6" x 8'1" approx (4.11m x 2.46m approx)
With 2 windows to front elevation. Ideal as a study having an extensive range of fitted cupboards, shelving and drawers.



SHOWER ROOM

With classic style suite comprising a low level W.C., pedestal wash hand basin and shower cubicle. Tiled surround to walls, heated towel rail.



OUTSIDE

A block set driveway provides excellent parking and access to the integral garage. To the rear extends a private garden which enjoys a westerly facing aspect combining a large patio with lawn beyond and mature borders which provide seclusion. A very special property indeed.



REAR VIEW



VIEW TO FRONT



GARAGE

21'0" x 11'0" approx (6.40m x 3.35m approx)

With up and over entrance door to front and personnel door to rear. A gas fired Valiant central heating boiler is situated within the garage.

SERVICES

All mains services are connected.

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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

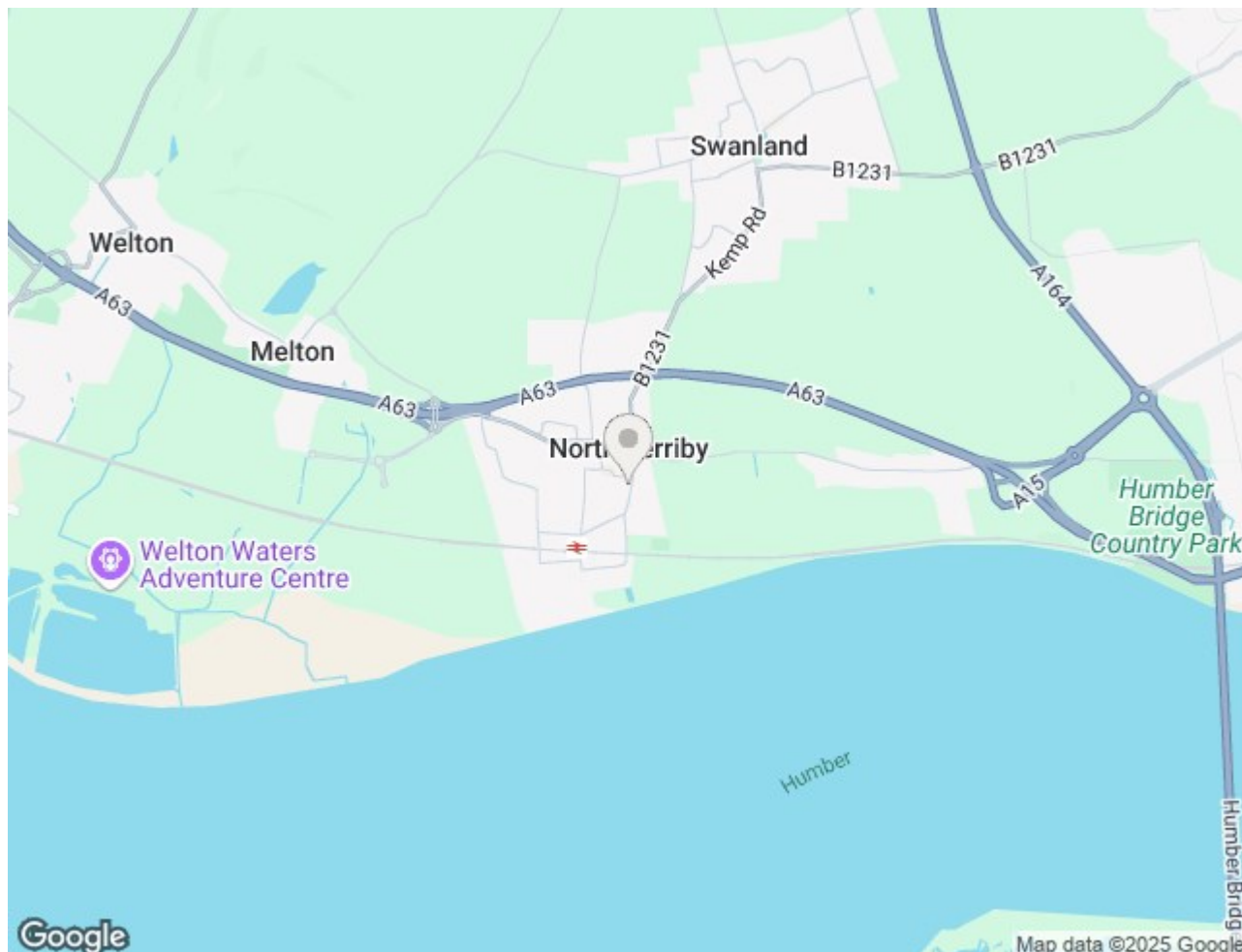
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

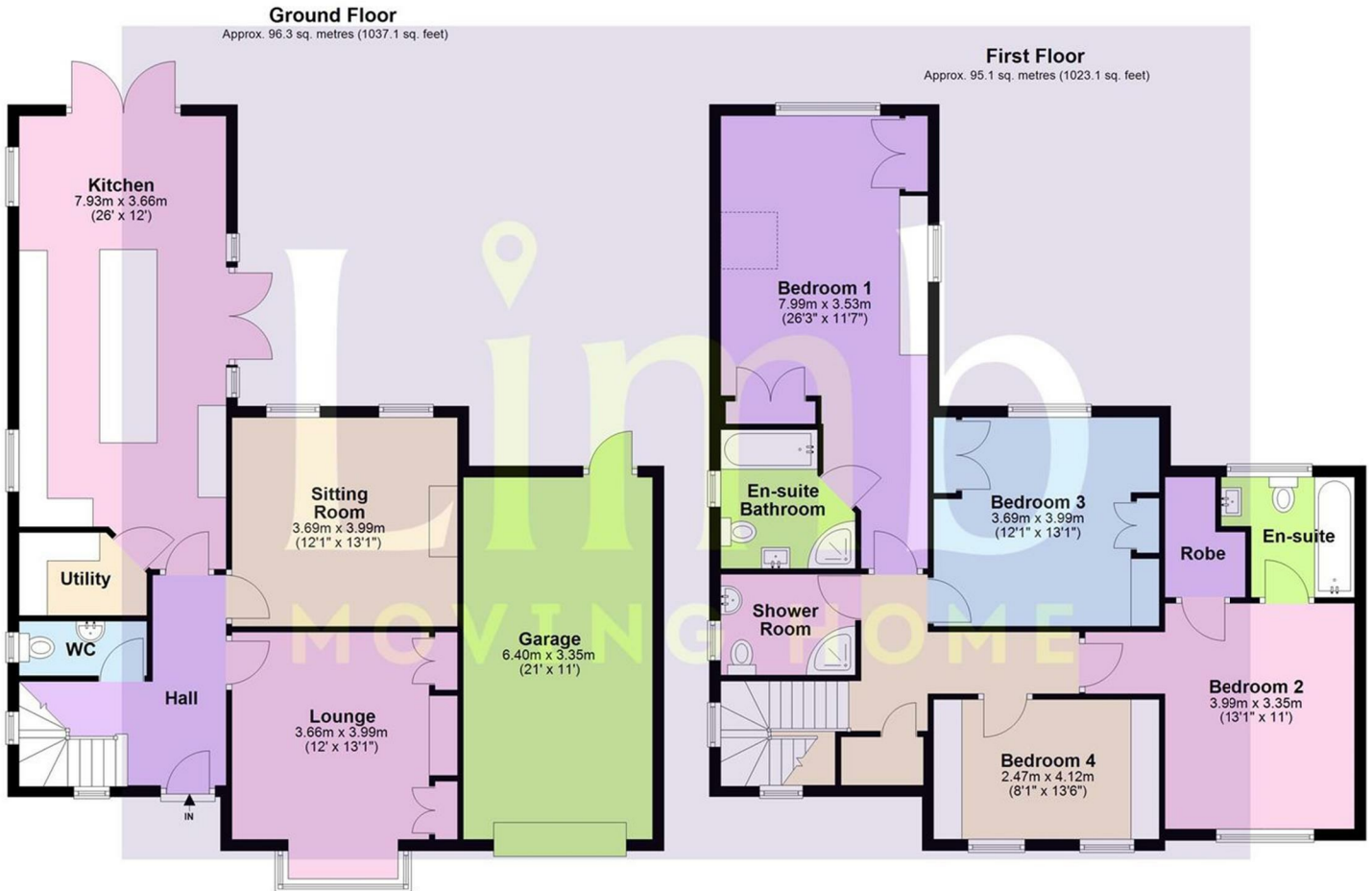
PHOTOGRAPH DISCLAIMER

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. 191.4 sq. metres (2060.2 sq. feet)
8 Church Road

