

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Richmond, 38 Humber Road, North Ferriby, East Yorkshire, HU14 3DW

- 📍 Superb Period Residence
- 📍 Packed with Character
- 📍 Half Acre Plot
- 📍 Council Tax Band = G

- 📍 Upto 8 Bedrooms
- 📍 Stunning Reception Rooms
- 📍 Highly Desirable Location
- 📍 Freehold/EPC = D

£1,100,000

INTRODUCTION

"Richmond" is a fine detached Victorian residence full of period integrity, character and immense appeal. With its grand proportions and delightful features, this ideal family home affords tremendous space both inside and out together with some terrific views of the iconic Humber Bridge and beyond from upstairs. The property stands proudly upon Humber Road amongst many other fine properties of distinction and enjoys an overall plot of around half an acre accessed via a twin driveway. The accommodation is depicted on that attached floorplan and provides plenty of versatility and many fabulous features including a stunning music room (approx. 32'8" x 18'2") with its grand inglenook style fireplace. In addition there are three further reception rooms, conservatory, kitchen, utility and W.C.. There is also a sizable cellar. Upon the first floor are four double bedrooms, the main with an en-suite shower/bathroom. There are two anterooms available from other bedrooms and there is a stylish separate bathroom with Villeroy & Boch suite.. Upon the upper floor is a series of four further bedrooms served by a shower room. The layout obviously provides so much space and flexibility and with the opportunity for an incoming purchaser to use as they wish. Outside there is plenty of parking and a large double garage. The mature rear garden enjoys a westerly facing aspect which is predominantly lawed with central pond feature and mature borders providing much seclusion. A rear opportunity indeed and early viewing is strongly recommended.



LOCATION

The property is situated at the end of Humber Road. The highly desirable village of North Ferriby is situated upon the banks of the river Humber and lies approximately 7 miles to the west of Hull. Immediate access is available to the A63/M62 motorway network and the village also has its own mainline railway station. There is a good range of local shops, general amenities and a well reputed primary school together with South Hunsley secondary school nearby. A variety of fabulous local walks are available particularly around the river Humber foreshore area.

ACCOMMODATION

Central entrance door to:

ENTRANCE HALLWAY

An impressive central hallway running from front to back of the house. A beautiful staircase with polished handrail rises up to the first floor. An external access door leads out to the rear terrace.



W.C.

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

LIVING ROOM

19'6" x 15'9" approx (5.94m x 4.80m approx)

A stunning room with double doors opening out to the rear garden. The chimney breast houses an ornate fire surround with mirror, marble hearth and backplate having a "living flame" gas fire. Fitted display cabinet to alcove. Moulded coving, picture rail, wood plank flooring. Double opening doors through to the dining room.



DINING ROOM

16'1" x 15'8" approx (4.90m x 4.78m approx)

Plus deep bay window to front elevation with sash windows, fitted display cabinet, moulded coving, picture rail, wood flooring.



SITTING ROOM

15'8" x 13'3" approx (4.78m x 4.04m approx)

With bay window to front elevation having sash windows. Chimney breast housing a marble fireplace with "living flame" gas fire, wood plank flooring, moulded coving and decorative ceiling.



MUSIC ROOM

32'8" x 18'2" approx (9.96m x 5.54m approx)

A simply stunning space which would be ideal for a whole host of uses. There is a bay window to the front elevation and the focal point of the room is an outstanding grand inglenook style fireplace with panelling and fixed seating to either side of the chimney breast. The room has a part vaulted ceiling and wooden plank flooring.



CONSERVATORY

11'2" x 11'1" approx (3.40m x 3.38m approx)

Overlooking the rear garden with double doors leading out, tiled floor.



KITCHEN

14'4" x 13'10" approx (4.37m x 4.22m approx)

Having a range of fitted units with granite work surfaces and eating peninsular. There is an integrated oven and grill, microwave, five ring gas hob with extractor hood above, dishwasher, double sink and drainer. Tiling to the floor. Wall mounted bell ring which is still operable. A window overlooks the rear garden.



UTILITY ROOM

13'0" x 11'10" approx (3.96m x 3.61m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine and space for a appliances, tiled flooring, window to rear, door into rear of garage.

INNER HALLWAY

With a secondary staircase leading up to the first floor. Access also available to the cellar.

STORE

8'7" x 5'0" approx (2.62m x 1.52m approx)

Ideal for storage purposes, accessed via the inner hallway and also with a door into the garage.

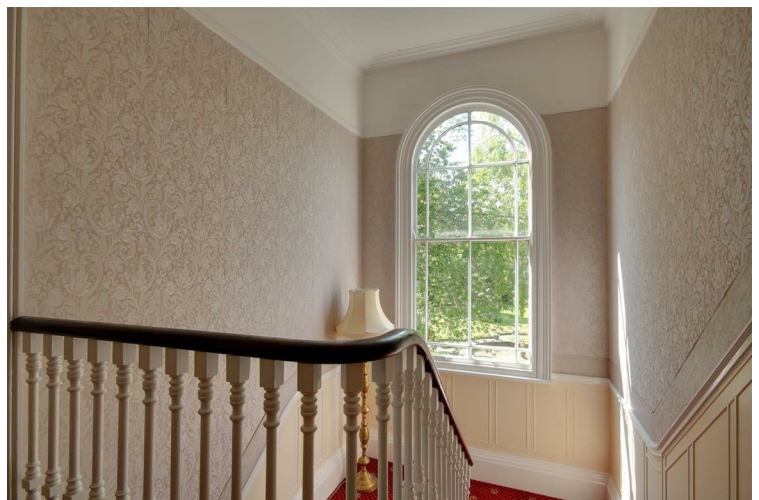
CELLAR

There is a sizeable cellar spanning approximately 40 feet.

FIRST FLOOR

GALLERIED LANDING

With arched window to the rear. Fitted cupboards.



BEDROOM 1

15'9" x 13'10" approx (4.80m x 4.22m approx)
With fitted wardrobe, vanity wash hand basin, window overlooking the rear gardens.



EN-SUITE BATH/SHOWER ROOM

13'0" x 9'5" approx (3.96m x 2.87m approx)
With suite comprising low level W.C., bidet, wash hand basin, corner bath and separate corner shower cubicle.



BEDROOM 2

15'9" x 13'4" approx (4.80m x 4.06m approx)
Plus bay window to front elevation, moulded coving, picture rail, wardrobe to alcove. Access through to anteroom.



ANTEROOM 1

11'0" x 8'4" approx (3.35m x 2.54m approx)
With window to side elevation. Also accessible from landing and bedroom 4.

BEDROOM 3

15'9" x 13'4" approx (4.80m x 4.06m approx)
Plus bay window to front elevation. Vanity wash hand basin, built in wardrobe. A fabulous view is afforded to the front of the River Humber, Humber Bridge and beyond. Access is also available to an anteroom.

VIEW

ANTEROOM 2

13'4" x 8'0" approx (4.06m x 2.44m approx)
With window to front elevation. Also accessible from the landing.

BEDROOM 4

15'9" x 13'10" approx (4.80m x 4.22m approx)
With fitted wardrobe, window to rear elevation.



BATHROOM

9'0" x 7'0" approx (2.74m x 2.13m approx)
Having a stylish modern suite with Villeroy and Boch sanitary ware including wash hand basin with cabinet, bath with shower over and screen, tiling to the walls and floor.



SEPARATE W.C.

With low level W.C..

INNER LANDING

Accessed via the main landing and also the secondary staircase. A further staircase leads up to the second floor and attic rooms.

SECOND FLOOR

LANDING

BEDROOM 5

22'0" x 15'9" approx (6.71m x 4.80m approx)

With period fireplace. Window to front providing a far reaching view across the River Humber and of the Humber Bridge. (restricted head height)



VIEW



BEDROOM 6

15'9" x 13'3" approx (4.80m x 4.04m approx)

With period fireplace. Window to front providing far reaching view of the River Humber and Humber Bridge. (restricted head height)



BEDROOM 7

15'10" x 14'0" approx (4.83m x 4.27m approx)

Window to side elevation. (restricted head height).



BEDROOM 8

15'9" x 13'8" approx (4.80m x 4.17m approx)

Window to side elevation. (restricted head height).

STORE ROOM

10'0" x 8'0" approx (3.05m x 2.44m approx)

SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, tiling to the walls and floor.



OUTSIDE

The property has a wide frontage to Humber Road and two sets of wrought iron gates which open to a "horseshoe" driveway providing plenty of parking. There is also a central lawn. The garaging measures approximately 17'2" x 19'2" extending to 37'9" x 7'10" to the rear. There is an automated entry door and access into the house plus a door to the rear garden. The property occupies an overall plot of approximately half an acre with the rear garden enjoying a westerly facing aspect. The garden has been landscaped over the years and features include patio areas, lawns, central pond feature and beautiful borders which provide much seclusion. There is also a capped well, shed and greenhouse.



REAR VIEW



HEATING

The property has the benefit of gas fired central heating to radiators.

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

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

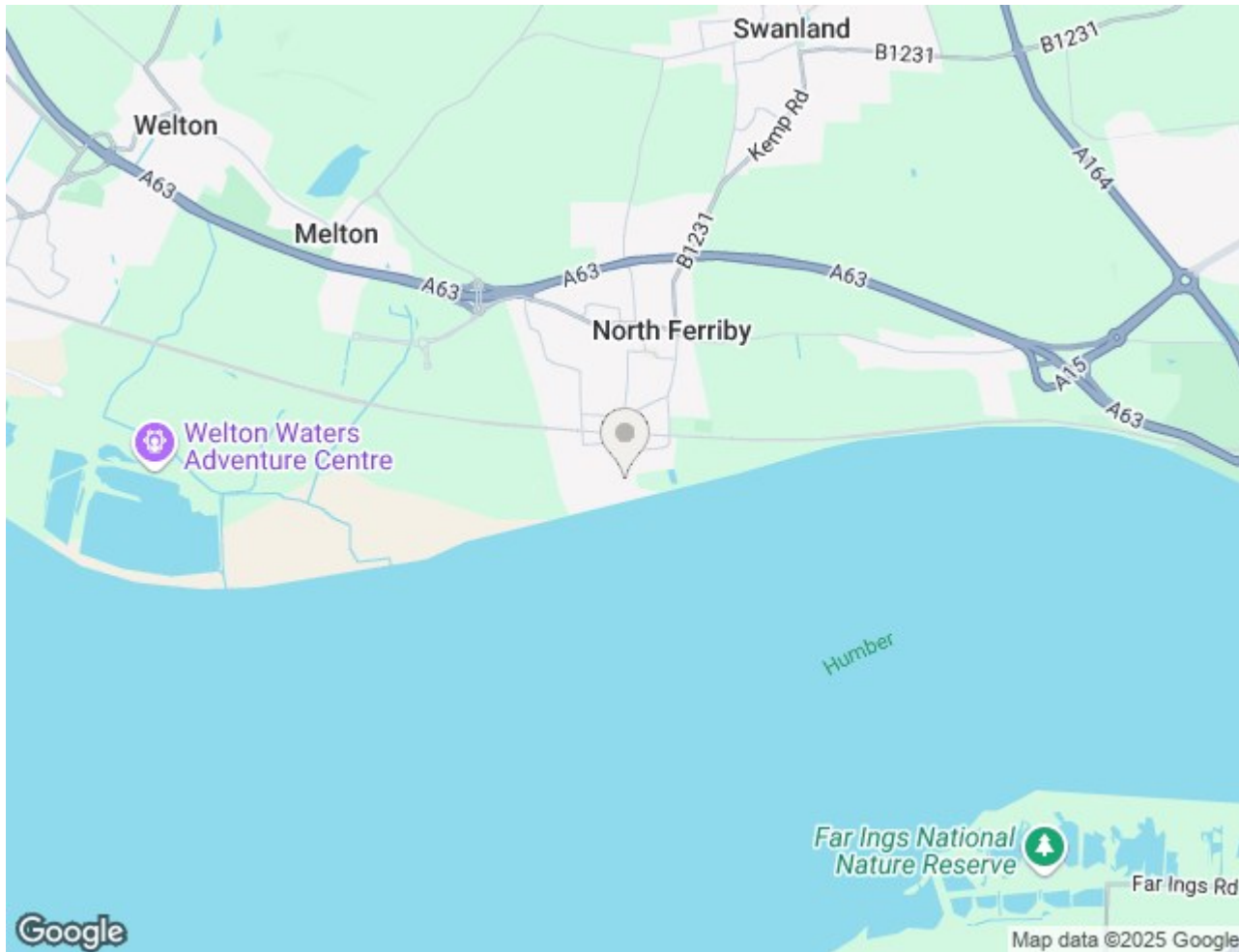
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Energy Efficiency Rating

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