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**Limb**  
MOVING HOME



*5 East Mount, North Ferriby, East Yorkshire, HU14 3BX*

- 📍 Extended Semi-Detached
- 📍 Cul-de-Sac position
- 📍 Four Beds / Three Baths
- 📍 Council Tax Band = C

- 📍 Superb Open Plan Kitchen
- 📍 Fabulous Garden Bar
- 📍 Driveway & Large Garage
- 📍 Freehold / EPC = E

**£350,000**

## INTRODUCTION

Tucked away along a peaceful private road, this beautifully extended semi-detached house offers a lifestyle of modern comfort and exceptional outdoor entertaining. Prepare to be impressed by the superb open-plan living kitchen, complemented by four generous double bedrooms and a standout brick-built garden bar/summerhouse – the perfect setting for social gatherings. The well-proportioned accommodation also features an entrance hall, lounge, utility room, and ground floor shower room. The first floor hosts three double bedrooms, an en-suite, and a family bathroom, while the second floor provides a further double bedroom and a large storage room.

Outside, a block-set driveway offers parking for three cars and leads to a large garage. The sunny, low-maintenance rear garden boasts a patio and artificial lawn, with the fabulous garden bar/summerhouse taking centre stage, complete with French doors which open out to a further patio and there's space for a hot tub too! Benefitting from gas central heating and uPVC double glazing, this unique property is a must-see.

## 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

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

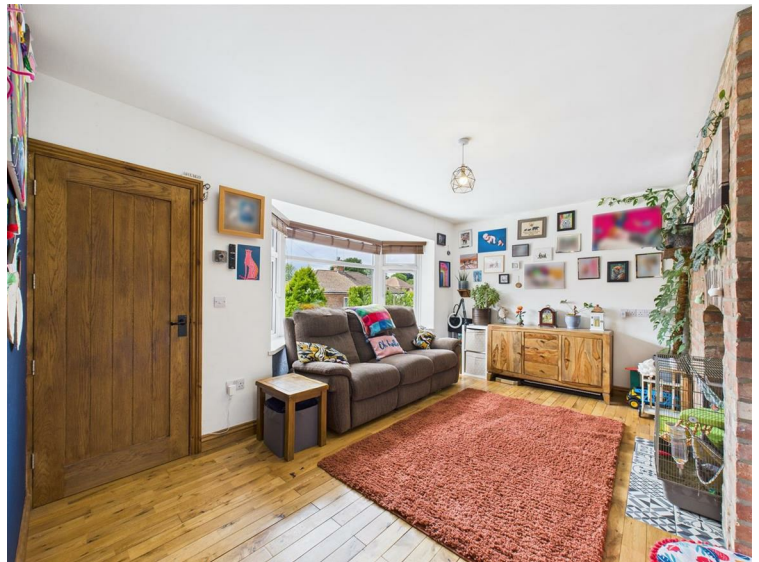
## ENTRANCE HALL

With staircase leading up to the first floor.



## LOUNGE

With brick chimney breast and bay window to the front elevation.



## LIVING KITCHEN

Situated to the rear of the property with windows and French doors opening out to the rear garden.



## KITCHEN AREA

Having an extensive range of shaker style base and wall units with laminate worktops, breakfast bar, one and a half bowl sink and drainer with mixer tap, space for a range cooker, integrated dishwasher and wine chiller and space for an American style fridge/freezer.



## LIVING / DINING AREA





## UTILITY ROOM

Featuring fitted unit and a granite worktop with an undermount sink and a shower-style mixer tap. A further laminate worktop includes plumbing for a washing machine and space for a tumble dryer below. There is an internal access door to the garage and an external access door to the garden.



## SHOWER ROOM

With shower enclosure and low flush W.C.



## FIRST FLOOR

## LANDING

With staircase leading up to the second floor and window to the front elevation.

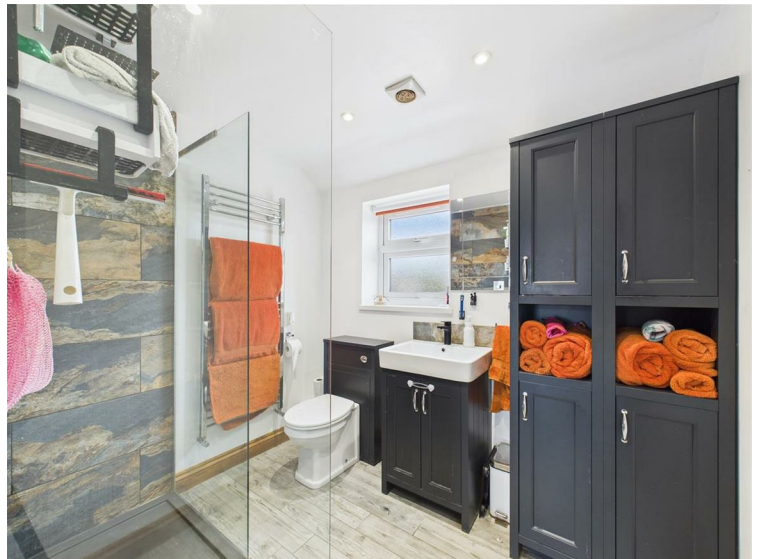
## BEDROOM 1

Window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin, low flush W.C., fitted storage cabinet, heated towel rail, inset spot lights and window to rear.



## BEDROOM 2

With built in wardrobes and bay window to the front elevation.



## BEDROOM 3

With window to the rear elevation.





## BATHROOM

With suite comprising a bath with shower over and screen, fitted cabinets incorporating a wash hand basin, low flush W.C., heated towel rail, inset spot lights and window to rear.



## SECOND FLOOR

### LANDING

With access to loft storage room.

### BEDROOM 4

Currently used as a hobby/craft room. Two Velux windows to the rear elevation.

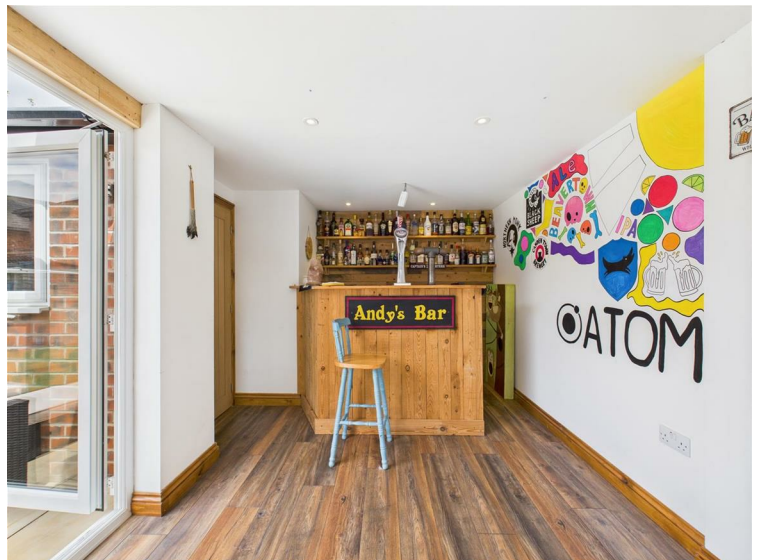
## OUTSIDE

Outside, a block-set driveway offers parking for three cars and leads to a large garage. The sunny, low-maintenance rear garden boasts a patio and artificial lawn, with the fabulous garden bar/summerhouse taking centre stage, complete with French doors which open out to a further patio and there's space for a hot tub too!



## GARDEN BAR / SUMMERHOUSE

With built in bar plus hot and cold running water. French doors open out to the patio. There is a good sized storage room with boiler providing the hot water.



## TENURE

Freehold

## COUNCIL TAX BAND

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

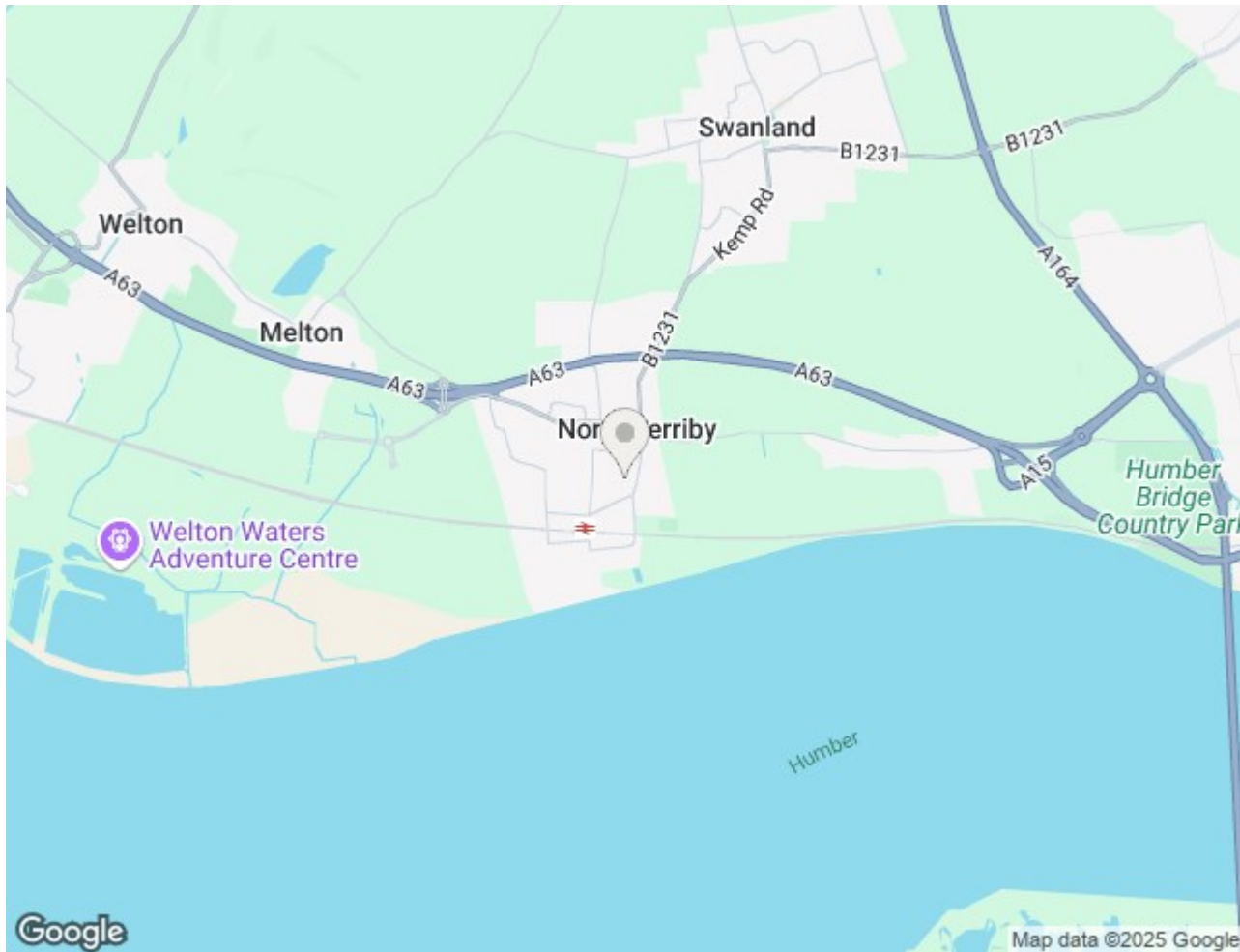
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area<sup>(1)</sup>

1703 ft<sup>2</sup>

Reduced headroom

115 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

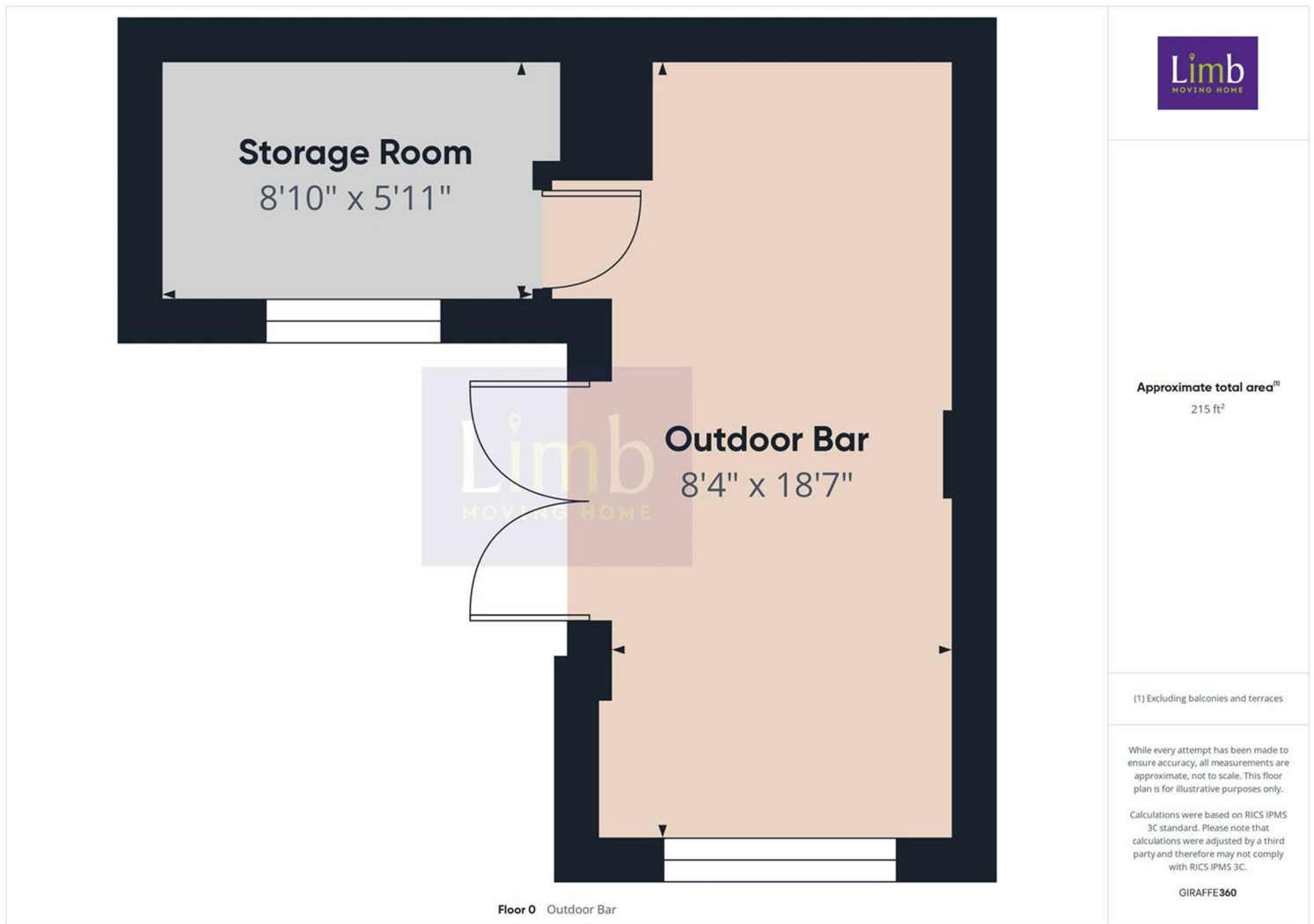
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360







## 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>		
(55-68) <b>D</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	