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**Limb**  
MOVING HOME



*2 Humber Road, North Ferriby, East Yorkshire, HU14 3DW*

- 📍 Semi-Detached
- 📍 Stylish Interior
- 📍 3 Bedrooms
- 📍 Council Tax Band = B\*
- 📍 Open Plan Living
- 📍 Side Drive & Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

**£250,000**

## INTRODUCTION

This stunning three-bedroom semi-detached property, located in the heart of North Ferriby, has undergone an extensive renovation to offer a modern and stylish home. The accommodation features an entrance porch, open-plan lounge/diner, modern kitchen with appliances, rear lobby, W.C., three good-sized bedrooms, and a family bathroom. A side drive provides off-street parking, and there is also a single garage. The low-maintenance West-facing rear garden is perfect for enjoying the evening sun. Offered with the added benefit of no onward chain, this property is a must-see for those seeking a stylish and convenient home.

## LOCATION

The property is situated along Humber Road, close to its junction with Marine Avenue and therefore conveniently placed for the train station. 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

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### OPEN PLAN LOUNGE DINER



## LOUNGE

14'10" x 12'1" approx (4.52m x 3.68m approx)  
With window to the front elevation.



## DINING AREA

14'6" x 10'2" approx (4.42m x 3.10m approx)  
With windows to side and rear. Staircase leading up to the first floor with storage cupboard under.



## KITCHEN

14'4" x 9'9" approx (4.37m x 2.97m approx)

Having a range of modern base and wall units with laminate worktops, sink and drainer with mixer tap, oven and hob with filter above. There is space for a fridge/freezer and plumbing for a washing machine. Window to side.



## REAR LOBBY

With external access door to side.

## W.C.

With low flush W.C.



## FIRST FLOOR

### LANDING

### BEDROOM 1

14'10" x 9'10" approx (4.52m x 3.00m approx)  
Window to the front elevation.



### BEDROOM 2

10'1" x 9'5" approx (3.07m x 2.87m approx)  
Windows to side and rear.



## BEDROOM 3

9'9" x 7'8" approx (2.97m x 2.34m approx)  
Window to rear.



## BATHROOM

With suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C., heated towel rail and window to side.



## OUTSIDE

A gravelled driveway extends to the side, providing off street parking and leading onwards to the detached garage. The rear garden enjoys a westerly aspect and is set out for ease of maintenance with paving and fencing to the perimeter.



## TENURE

Freehold

## COUNCIL TAX BAND

\*There is currently no Council Tax band allocated for this property. It was previously Council Tax band B. 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.

## 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.

## AGENTS NOTE

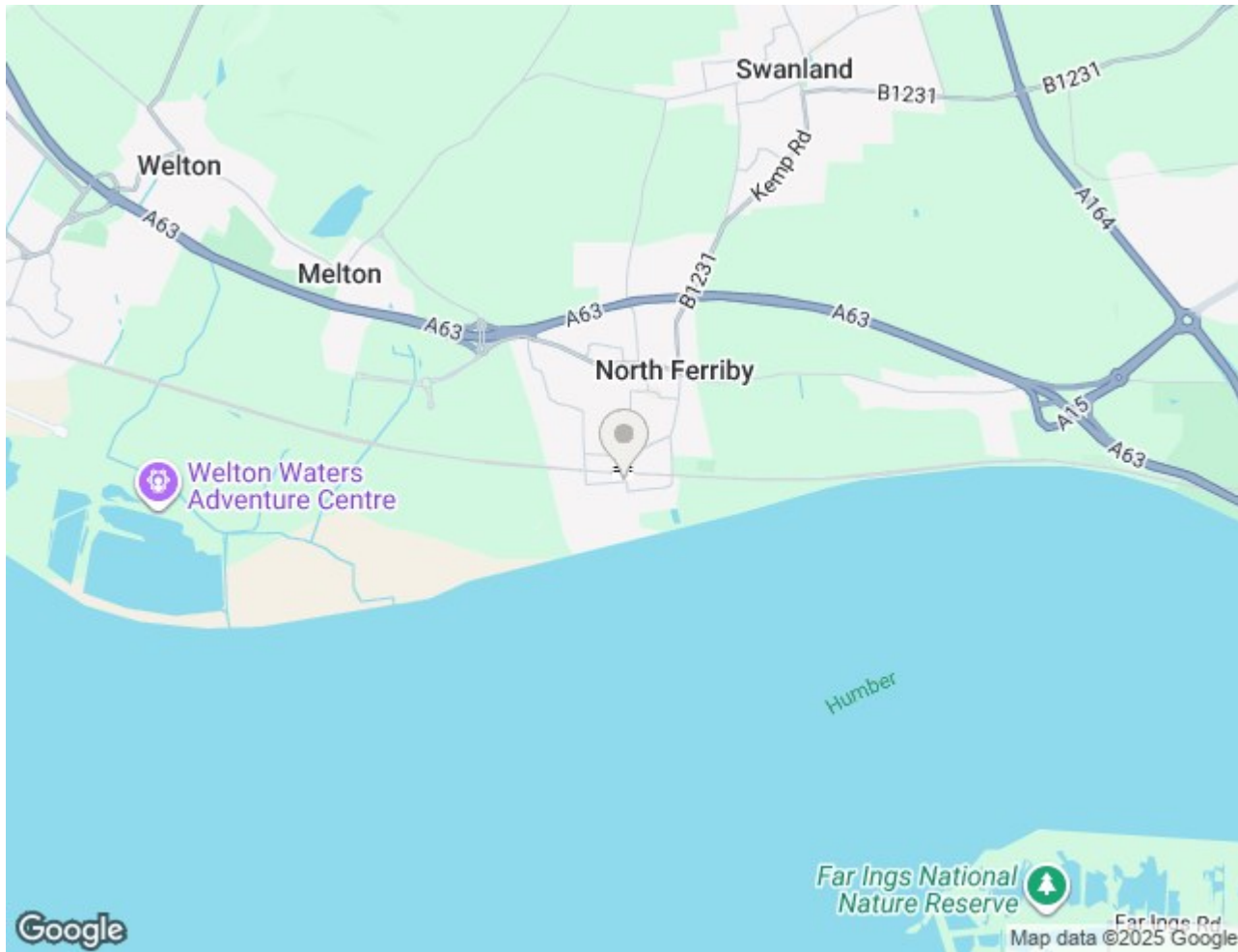
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

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Total area: approx. 84.9 sq. metres (913.5 sq. feet)  
**2 Humber Road, North Ferriby**

## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         | <b>89</b>                                                                         |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            | <b>40</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 |  |