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**Limb**  
MOVING HOME



**20 Ferriby High Road, North Ferriby, East Yorkshire, HU14 3LE**

Bay Fronted Semi-Detached

Superb Open Plan Living

Four Bedrooms

Council Tax Band = E

Stylish Bathroom

Fantastic Sized Rear Garden

Extensive Parking and Garage

Freehold / EPC = D

**£445,000**

## INTRODUCTION

This impressive bay-fronted semi-detached property delivers a wealth of flexible accommodation, complemented by extensive parking and a substantial rear garden. Featuring a superb open-plan living kitchen and a stylish bathroom, the property presents an ideal canvas for cosmetic updating. Benefits include gas central heating and uPVC double glazing. The ground floor layout thoughtfully includes an entrance porch, an inviting entrance hallway with a convenient cloaks/W.C., a spacious lounge with attractive built-in furniture and a prominent bay window, a stunning open-plan living/dining kitchen complete with a central island, and a bright conservatory. The first floor offers four good-sized bedrooms and a modern bathroom. Externally, an expansive gravelled forecourt to the front provides multi-vehicle parking and access to the detached garage. The large rear garden features a patio, lawn, shed and a highly adaptable summerhouse – previously a beauty room – offering diverse possibilities with a little attention.

## LOCATION

The property stands along Ferriby High Road which runs out of North Ferriby village to the east. The village itself has a good range of amenities including a Co-op convenience store, doctor's surgery, newsagents and various sole traders. There are good recreation facilities within the village plus a well reputed primary school with secondary schooling available at South Hunsley in the neighbouring village of Melton. The village also boasts a railway station and convenient access is available to the A63 leading into Hull city centre to the east and the Humber Bridge plus in a westerly direction into the national motorway network and the regional business centres.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor.

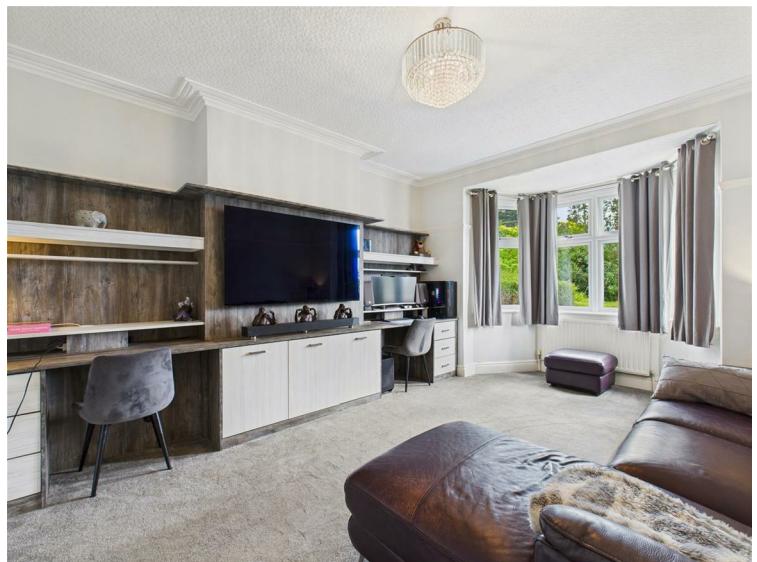


### CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

## LOUNGE

Featuring fitted furniture and shelving to alcoves and bay window to the front elevation.



### OPEN PLAN LIVING KITCHEN

Spanning the width of the property, this superb space offers ideal family living. Window and external access door to rear. Door leads through to the conservatory.



## KITCHEN AREA

Having a range of contemporary high gloss base and wall units with laminate worksurfaces and central island with Quartz worktops. There is a sink and drainer with Quooker boiling water tap, two combination microwave ovens, induction hob with filter hood above, larder fridge, larder freezer, and dishwasher. There is plumbing for a washing machine and space for dryer.



## LIVING/DINING AREA

With feature wall mounted fire and window to side elevation.



## CONSERVATORY

With French doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

With loft access hatch and window to side.

### BEDROOM 1

With fitted furniture including wardrobes and drawers. Bay window to the front elevation.



## BEDROOM 2

With window to rear. Storage cupboard to corner housing the gas central heating boiler.



## BEDROOM 3

With wall mounted cabinets and window to rear.



## BEDROOM 4

Window to the front elevation.



## BATHROOM

With stylish suite comprising a spa bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., heated towel rail, inset spot lights, tiling to walls and floor, windows to the side elevation.



## OUTSIDE

An expansive gravelled forecourt to the front provides multi-vehicle parking and access to the detached garage. The large rear garden features a patio, lawn, shed and a highly adaptable summerhouse – previously a beauty room – offering diverse possibilities with a little attention.



**PATIO**



## 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 E. 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

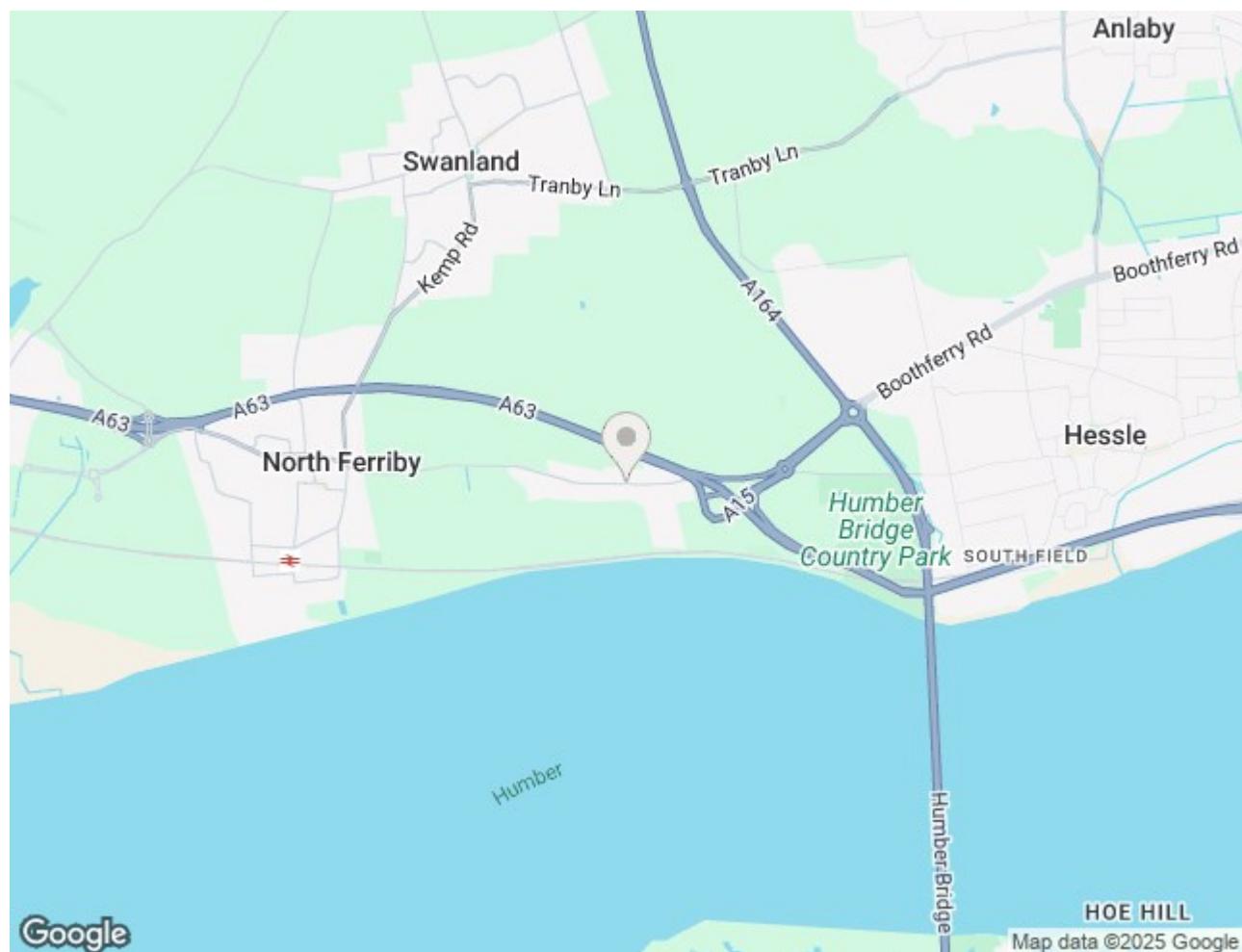
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



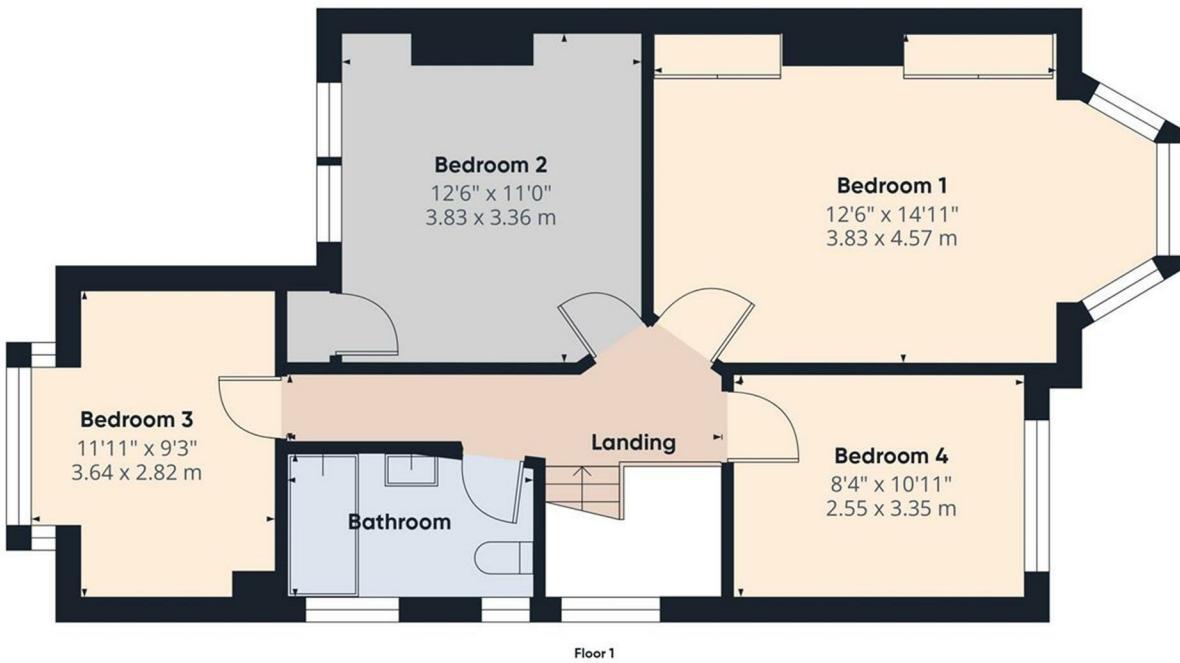


Approximate total area<sup>(1)</sup>  
888 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
648 ft<sup>2</sup>  
60.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	