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**Limb**  
MOVING HOME



*38 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BE*

📍 Semi-Detached House

📍 Ideal Starter Home

📍 Village Location

📍 Council Tax Band = B

📍 3 Bedrooms

📍 Opportunity to Modernise

📍 West-facing Garden

📍 Freehold / EPC = C

**£199,950**



## INTRODUCTION

This three bedroom semi-detached house sits in the desirable village of North Ferriby and presents a brilliant opportunity for anybody looking to put their mark on a home. In need of modernisation, the property benefits from spacious proportions and an open reception area to the rear, which also presents extension potential into the sizeable rear garden (subject to necessary planning permissions).

The accommodation briefly comprises a lounge, kitchen/diner, utility and W.C. on the ground floor, and three bedrooms and a bathroom on the first floor. Outside, the west-facing rear garden comprises small patio to the immediate rear of the property followed by an extensive lawn. There is a small lawn to the front of the property. On-street parking is available, with the potential for off-street parking space on the lawned area at present through a dropped kerb, subject to local council permission. The property benefits from double glazing and gas central heating throughout.

Perfect for first time buyers or those with a vision looking for a house in a great location, this property presents a fantastic opportunity - viewing is highly recommended.

## LOCATION

Plantation Drive is situated off Corby Park to the western edge of North Ferriby. 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 detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

Stairs to first floor.

### LOUNGE

With window to front and currently boarded fireplace with mantle and hearth.

### KITCHEN/DINER

Comprising fitted units and worksurfaces, built in oven, four-ring gas hob, one-and-a-half sink & drainer, window to rear and small window to the side of the property. A door opens into the utility.

### UTILITY

With doors to the rear patio and front of the property.

### W.C.

Low-flush W.C.

## FIRST FLOOR

### LANDING

Window to the side elevation.

### *BEDROOM 1*

With built-in wardrobes to corner and window to the rear elevation.

### *BEDROOM 2*

Window to the front elevation.

### *BEDROOM 3*

Window to the front elevation.

### *BATHROOM*

Comprising low-flush W.C. and wash-hand basin beneath window to the rear elevation, bath with shower fitting and tiled surround.

### *OUTSIDE*

The rear garden is west-facing, and comprises a small patio to the immediate rear of the property followed by an extensive lawn. There is a small lawn to the front of the property. On-street parking is available, with the potential for off-street parking space on the lawned area at present through a dropped kerb, subject to local council permission

### *HEATING*

The property has the benefit of gas fired central heating.

### *GLAZING*

The property has the benefit of double glazing.

### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

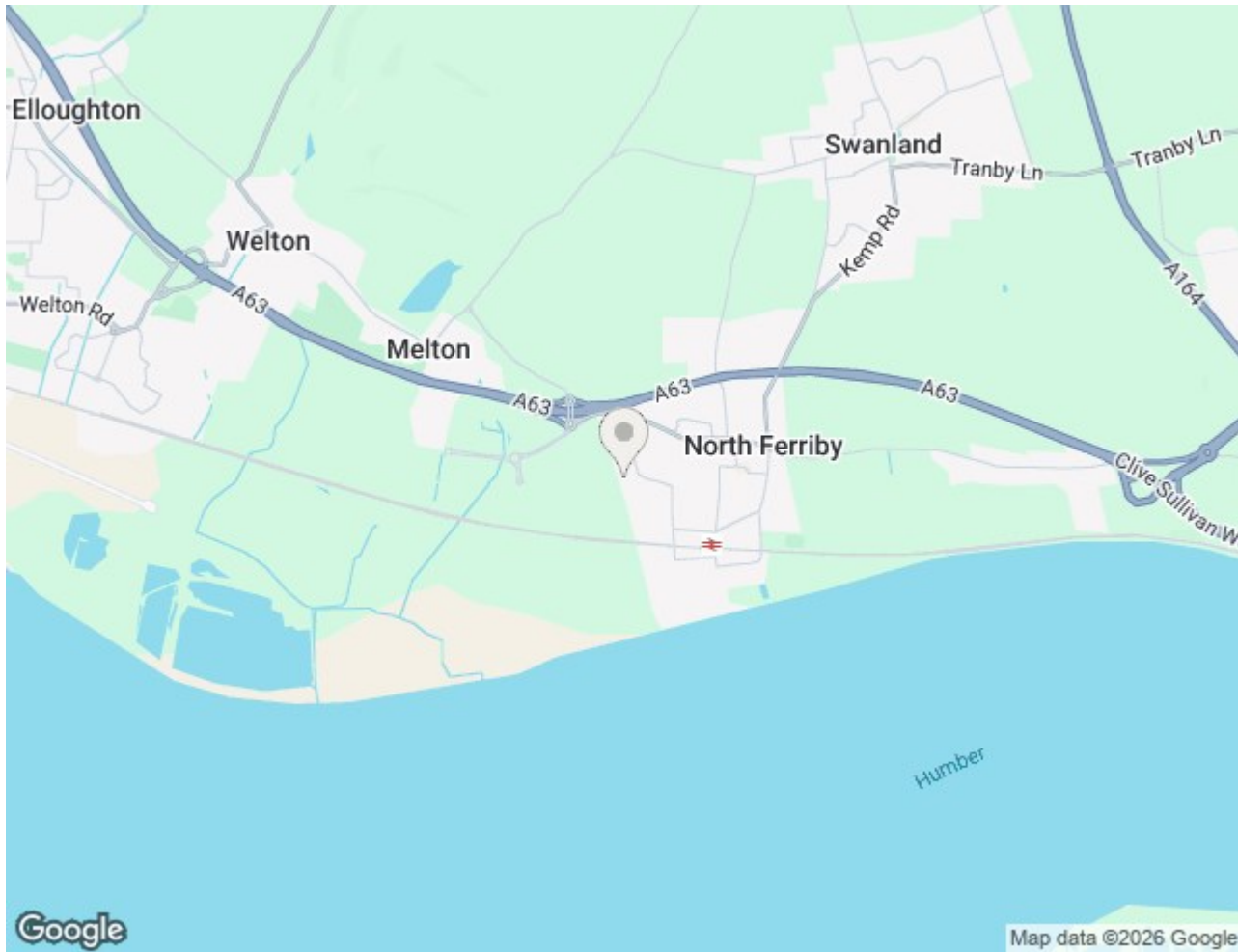
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.


## PROPERTY TO SELL?

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) <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		
	71	83
<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	