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Limb
MOVING HOME



15 Turners Lane, North Ferriby, East Yorkshire, HU14 3DF

- 📍 Extended Semi-Detached
- 📍 Superb Open Plan Kitchen
- 📍 Stylish Bathroom
- 📍 Council Tax Band = E
- 📍 Elegant Lounge
- 📍 Versatile Loft Space
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC =

Offers Over £375,000

INTRODUCTION

Contemporary Elegance Meets Traditional Charm

This first-class, significantly extended semi-detached house offers a sophisticated modern lifestyle, headlined by a magnificent open-plan kitchen, living, and dining zone. This expansive "hub" of the home is perfect for entertaining and is thoughtfully designed to include both a discreet utility cupboard and a modern cloakroom/WC, both conveniently situated off the kitchen area.

The sense of space is immediate upon arrival, with an unusually large and welcoming hallway featuring two generous storage cupboards to keep the entrance clutter-free. For quieter moments, the property also boasts a separate, elegant lounge characterized by its deep bay window and abundance of natural light.

The first floor provides three well-proportioned bedrooms served by a stylish family bathroom, complete with a deep soaking tub and a separate walk-in shower. A unique spiral staircase rises from the landing, providing easy access to the versatile loft area.

The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home continues to impress with a blockset driveway and forecourt providing ample parking, alongside a single garage. To the rear, the attractive garden offers a private and secure outdoor space, featuring a lawn and patio areas framed by a characteristic high wall running along the rear boundary.

LOCATION

Situated in the centre of this sought after village, this property is set back from Turners Lane behind mature shrubbery and an attractive brick wall. Turners Lane is accessed from High Street and links into Low Street. 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.

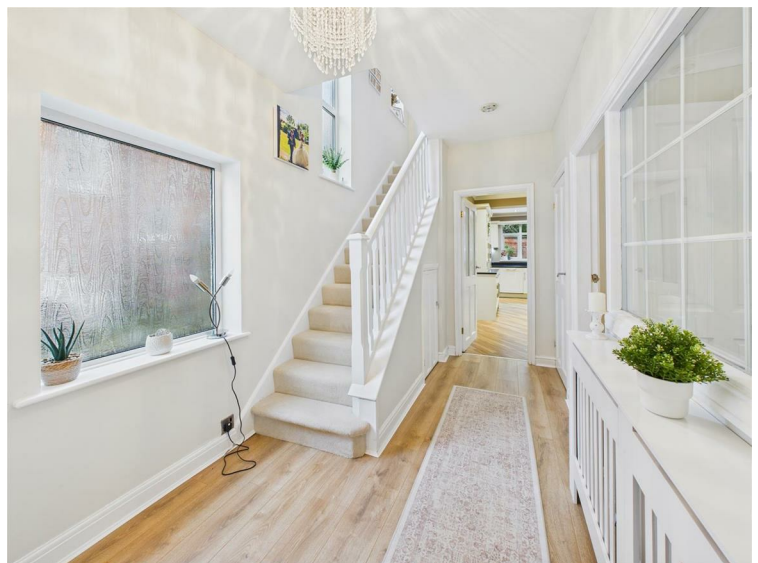
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor. There are two useful storage cupboards, one of which houses the gas central heating boiler. Window to side.



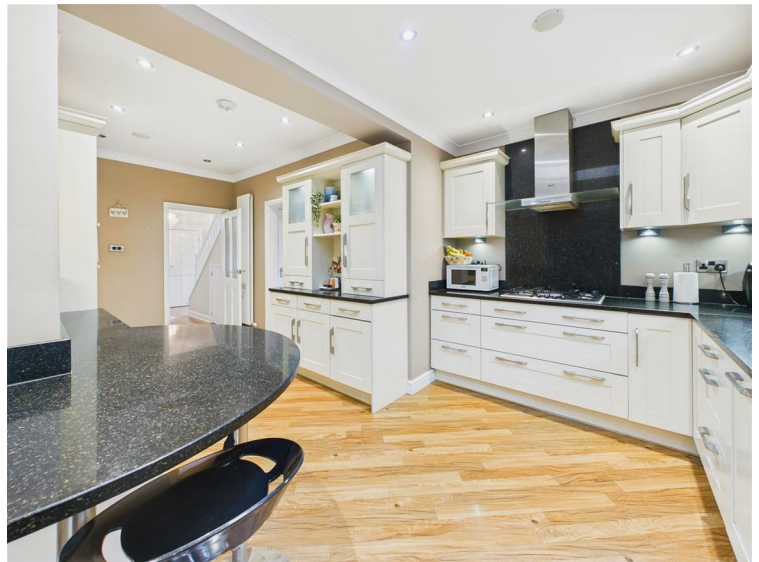
LOUNGE

With deep bay window to the front elevation. Feature marble fireplace housing a living flame gas fire with built in unit to alcove. Double doors lead through to the rear open plan living area.



OPEN PLAN KITCHEN

This superb kitchen links in an open plan style through to a living and dining area to the rear of the property. The kitchen itself has an extensive range of eye catching base and wall mounted units with contrasting granite work surfaces and breakfast bar area. There is an under counter one and a half sink with mixer tap, integrated Neff double oven, five-ring gas hob with designer extractor hood above, dishwasher, fridge freezer and second fridge. A window overlooks the rear garden and the rear section has a semi vaulted ceiling with inset skylights.



DINING AREA

Situated to the rear of the house with semi vaulted ceiling and double doors leading out to the rear garden. This area is also open plan in style through to living area.



LIVING AREA

With fitted units running to one wall.



LANDING

With feature spiral staircase leading up to the loft area. Window to side.

BEDROOM 1

With fitted wardrobes to one wall. Deep bay window to the front elevation.



BEDROOM 2

With fitted wardrobes, airing cupboard to corner and window to rear.



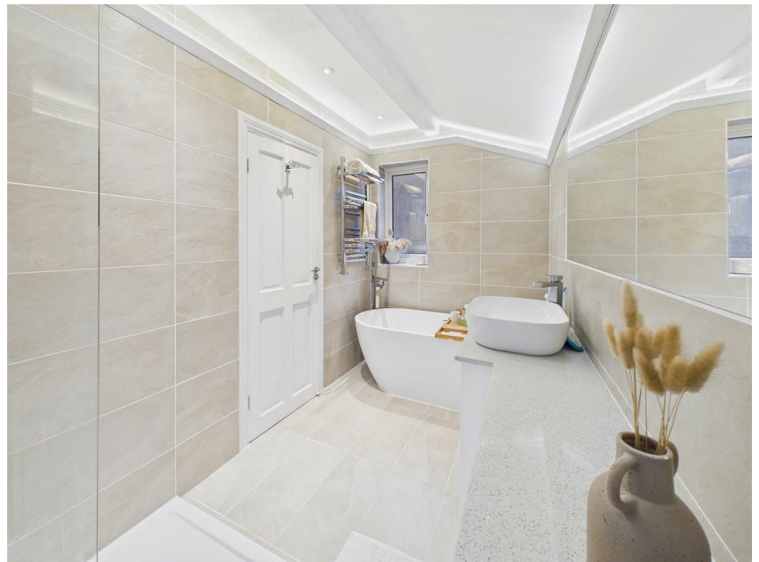
BEDROOMM 3

With built in wardrobe and window to the front elevation.



FAMILY BATHROOM

This stylish suite comprises a deep soaking tub with feature freestanding tap and shower attachment, a walk in shower, low flush W.C. and fitted cabinets with wash hand basin. Windows to side, heated towel rail, tiling to walls and floor, feature uplighting and inset spot lights.



LOFT AREA

A useful space which is carpeted, power and light installed and two Velux windows.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



OUTSIDE

Outside good parking is afforded by a blockset driveway and forecourt and there is a single garage with electric up and over door. The attractive rear garden has a high wall running to the rear boundary and the garden itself incorporates a lawn and patio areas.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC 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 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. 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

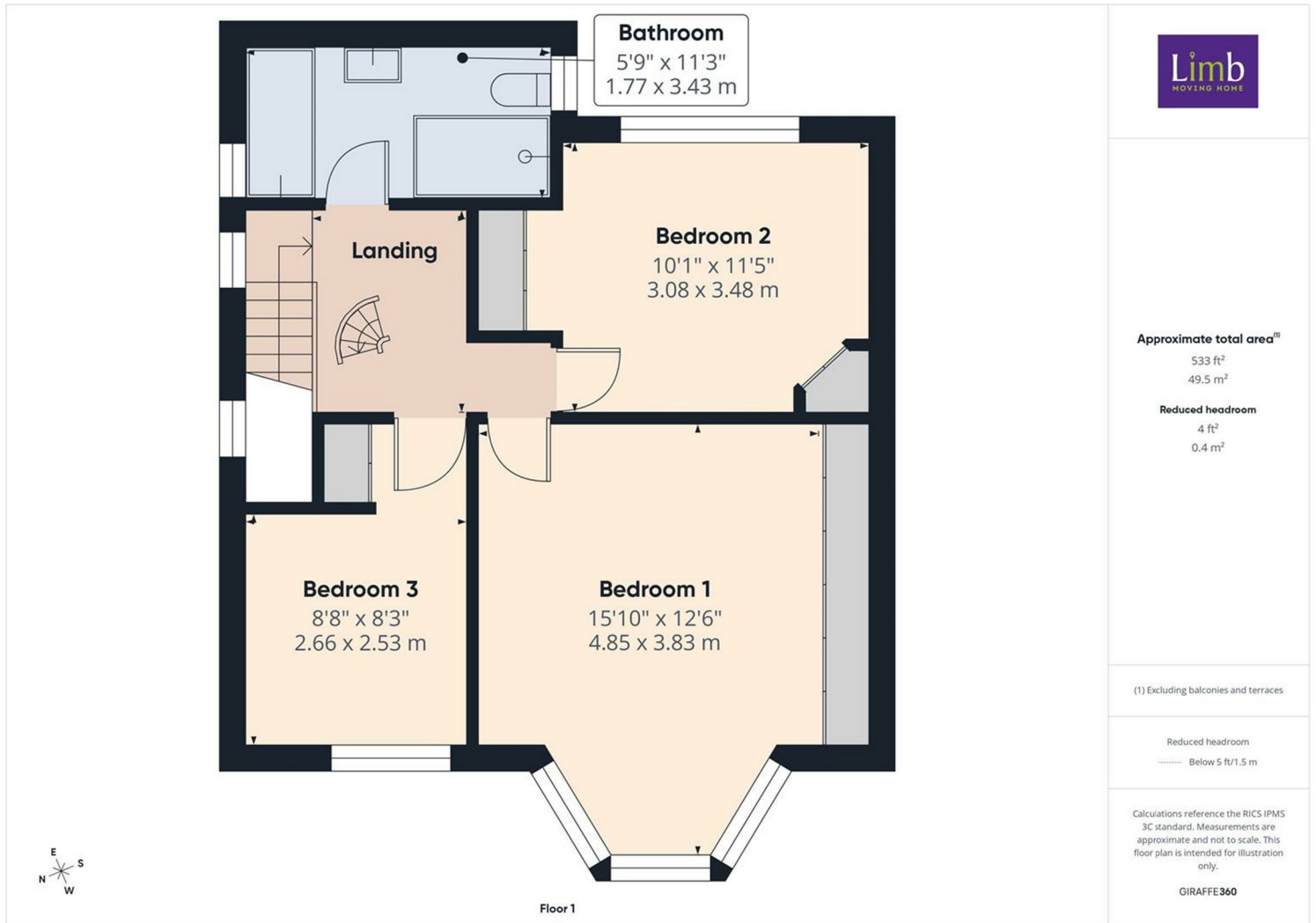
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

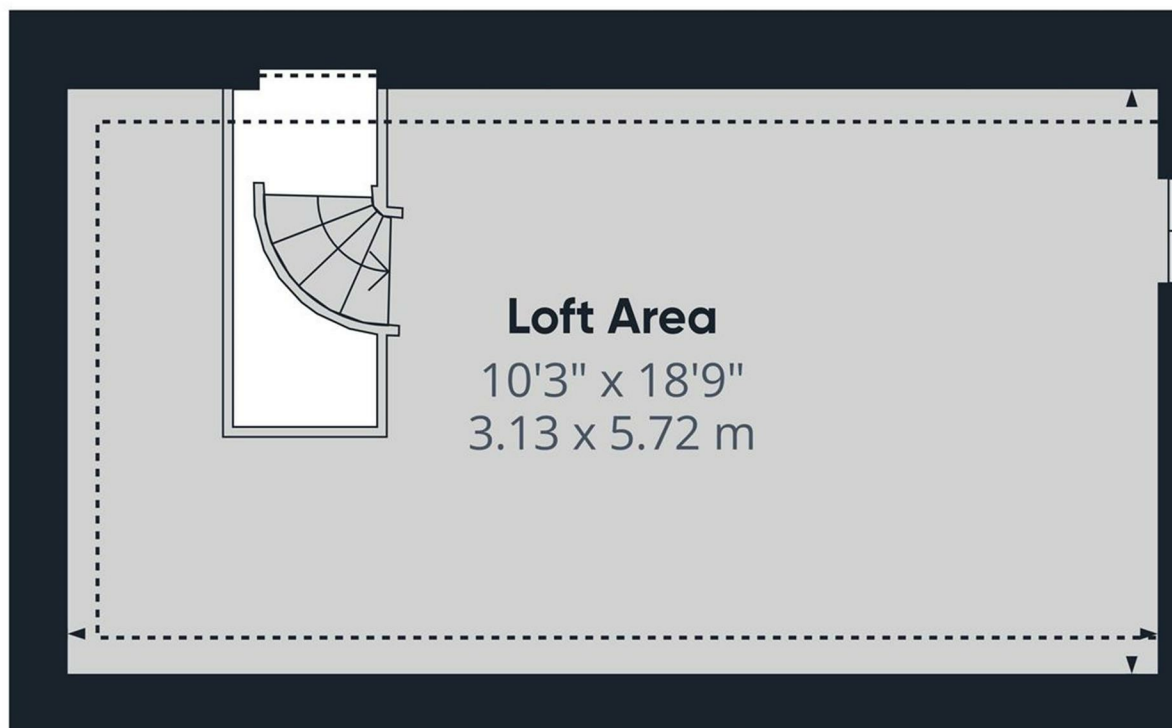
PROPERTY TO SELL?

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.









Floor 2

**Approximate total area^m**194 ft²18 m²**Reduced headroom**42 ft²3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	