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**Limb**  
MOVING HOME



*12 Humberdale Drive, North Ferriby, East Yorkshire, HU14 3LB*

- 📍 Superb Semi Detached
- 📍 Extended & Remodelled
- 📍 Further Potential
- 📍 Council Tax Band = D
- 📍 Delightful Location
- 📍 Two Double Bedrooms
- 📍 Parking, Garage & Gardens
- 📍 Freehold/EPC = D

**£349,950**

## INTRODUCTION

Originally constructed as a three-bedroom semi-detached house, this property has been thoughtfully extended and remodelled to create a luxurious two-bedroom home, with further potential for a loft conversion—subject to the necessary permissions—which could provide an additional bedroom. Occupying a charming position on the private lane of Humberdale Drive, and enjoying far-reaching views across the River Humber, this characterful home is enhanced by its attractive Italianate-style, south-facing garden. The frontage offers ample parking along with a garage.

The spacious accommodation, illustrated in the accompanying floorplan, briefly includes an entrance porch, an inviting hallway, a cloaks/WC, a front lounge, and a superb L-shaped sitting/dining room overlooking the garden. There is also a well-appointed kitchen and a utility room.

To the first floor, the landing leads to two double bedrooms and a stylish shower room. The particularly generous main bedroom benefits from its own en-suite bathroom. The layout is well suited for a future loft conversion, with the landing providing an ideal location for a fixed staircase.

## LOCATION

Humberdale Drive is a private road situated off Ferriby High Road to the east of the village. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a post office, 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 internal multi-glazed door opening to:

### ENTRANCE HALL

An attractive hallway with tiled floor and staircase leading up to the first floor.

### CLOAKS/WC

With low level WC and wash hand basin, part decorative panelling to the walls.



## LOUNGE

With bay windows to both front and side elevations. Attractive timber flooring.

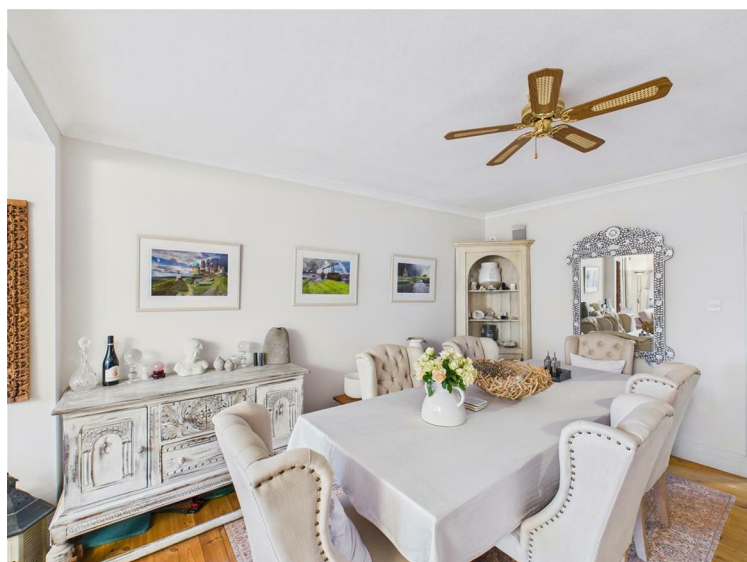


## SITTING/DINING ROOM

A stunning and extremely spacious 'L' shaped room to the rear of the house with window and double doors opening out to the garden.









## KITCHEN

Having an extensive range of fitted base and wall mounted units with laminated worksurfaces and a timber worksurface with inset sink and drainer to side bay window. Features also include a double oven, four ring hob, extractor hood and plumbing for a dishwasher. Cupboard to corner houses modern gas fired central heating boiler.



## UTILITY ROOM

With space for a range of appliances, external access door to the side drive.

## FIRST FLOOR

## LANDING

A spacious landing with large window looking east. Access to roof void. An ideal place for a fixed staircase for a loft conversion.



## BEDROOM 1

Having an extensive range of fitted wardrobes and drawers. Stunning walk into bay window that looks south across the garden and the River Humber in the distance. Further window to side, recessed downlighters to ceiling.





## EN-SUITE BATHROOM

With feature white suite comprising low level WC, pedestal wash hand basin and freestanding oval shaped bath. Recessed downlighters to ceiling, heated towel rail. Windows to two elevations.



## BEDROOM 2

A large double bedroom with deep bay windows to both front and side elevations, which itself provides a view of the Humber Bridge in the distance. Recessed downlighters, exposed floorboarding.



## SHOWER ROOM

With shower cubicle, low level WC and pedestal wash hand basin.



## OUTSIDE

Situated in a delightful location on the private lane of Humberdale Drive, there is also ample parking to the front and a garage. The rear garden is Italianate in style with gravel, paving, box hedging. Mature borders providing seclusion. The garden enjoys a south facing aspect.



## HEATING

The property has the benefit of gas fired central heating to radiators.

## GLAZING

A combination of uPVC, timber and aluminium framed double glazed units.

## SERVICES

All mains services are connected to the property.

## TENURE

Freehold



## COUNCIL TAX BAND

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

## 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

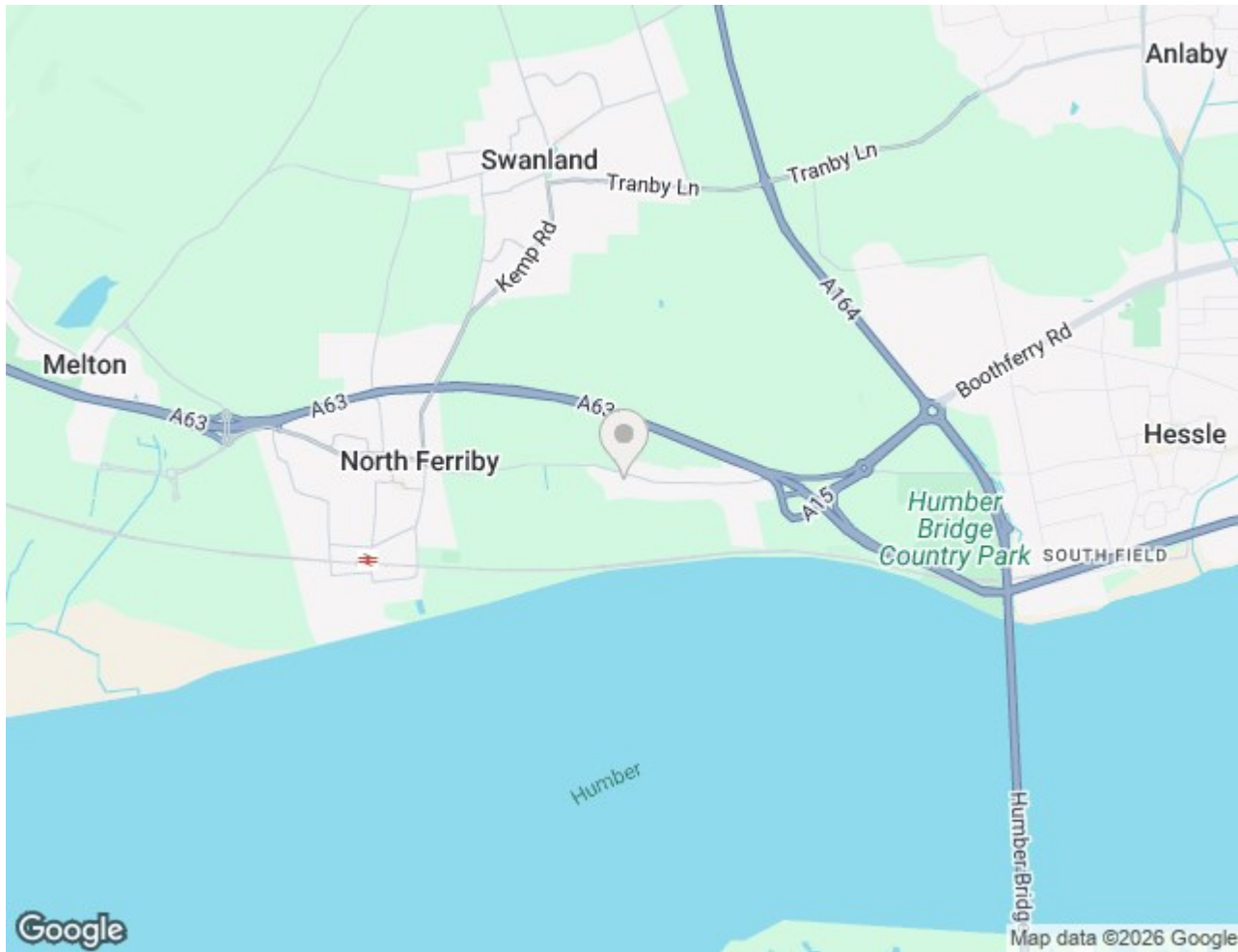
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.

## 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>		<b>76</b>
(55-68) <b>D</b>	<b>58</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	