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Limb
MOVING HOME









56 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT

- Semi-Detached House
- Stunning Open Plan Kitchen
- 3 Bedrooms
- Council Tax Band = C
- Modern Bathroom
- Gardens & Driveway
- Sought After Location
- Freehold / EPC = C

£300,000

INTRODUCTION

Situated within the sought-after village of North Ferriby, this attractive bay-fronted semi-detached house offers well-presented three bedroomed accommodation, with a superb open plan living kitchen providing a particularly appealing space across the rear of the property.

The accommodation briefly comprises an entrance hallway and separate lounge, while to the rear is the impressive open plan living kitchen, fitted with a range of contemporary units and built-in appliances with ample space for both dining and relaxation. Upon the first floor are three bedrooms together with a modern family bathroom with shower facility. Gas-fired central heating and uPVC double glazing are installed.

Outside, a lawned garden extends to the front with a driveway providing off-street parking. The enclosed rear garden is predominantly laid to lawn with a decked seating area positioned towards the rear and a large shed providing useful storage.

LOCATION

North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Composite residential entrance door to:

ENTRANCE HALLWAY

With half panelling to walls and staircase leading up to the first floor. Window to side.



LOUNGE

With bay window to the front elevation.



OPEN PLAN LIVING KITCHEN

A superb open plan space extending across the rear of the property and providing ample room for cooking, dining and relaxation, with doors opening directly onto the rear garden. The kitchen is fitted with an extensive range of contemporary Shaker-style base and wall units complemented by solid oak worksurfaces and upstands. A contrasting central island incorporates the sink and drainer together with a breakfast bar area. Integrated appliances include an oven, microwave, induction hob with filter hood above, fridge/freezer and dishwasher, while there is also plumbing for a washing machine and space for a tumble dryer. Three Velux windows provide additional natural light to the extended living area.





KITCHEN AREA



LIVING/DINING AREA



FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

Bay window to the front elevation.



BEDROOM 2

With half panelling to walls and window to rear.



BEDROOM 3

Window to the front elevation.



BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, heated towel rail, inset spot lights and window to rear.



OUTSIDE

To the front of the property is a lawned garden with established shrubs and planting, together with a driveway providing off-street parking. A gate gives access along the side of the property to the rear garden.

The good-sized rear garden is predominantly laid to lawn with established shrubs and planting to the borders and timber fencing forming the boundaries. A pathway leads through the garden to a raised decked area positioned towards the rear, providing an excellent space for outdoor seating and dining. There is also a large shed providing useful garden storage.





REAR VIEW



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 C. 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, such as floor coverings, curtains and light fittings. 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.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

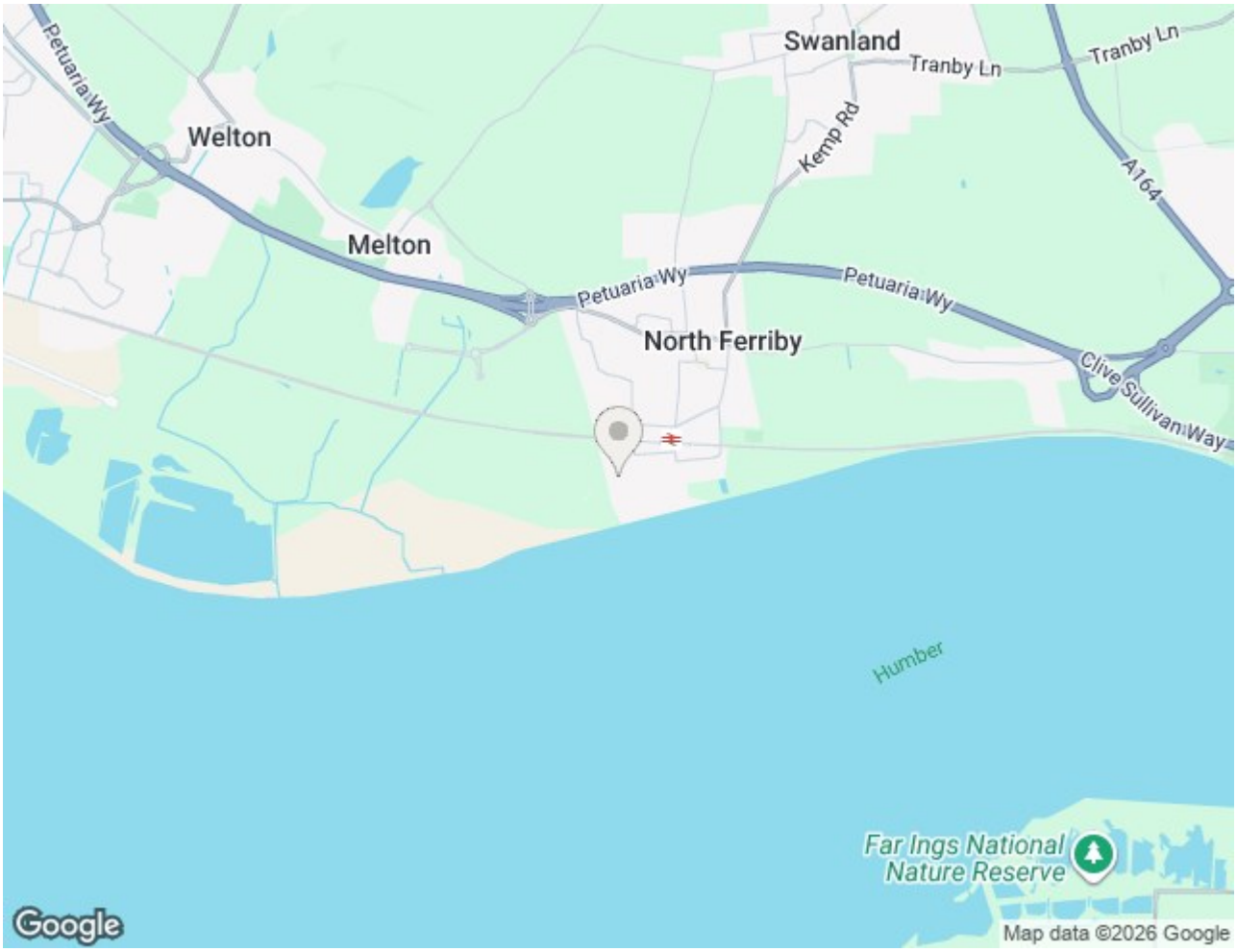
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.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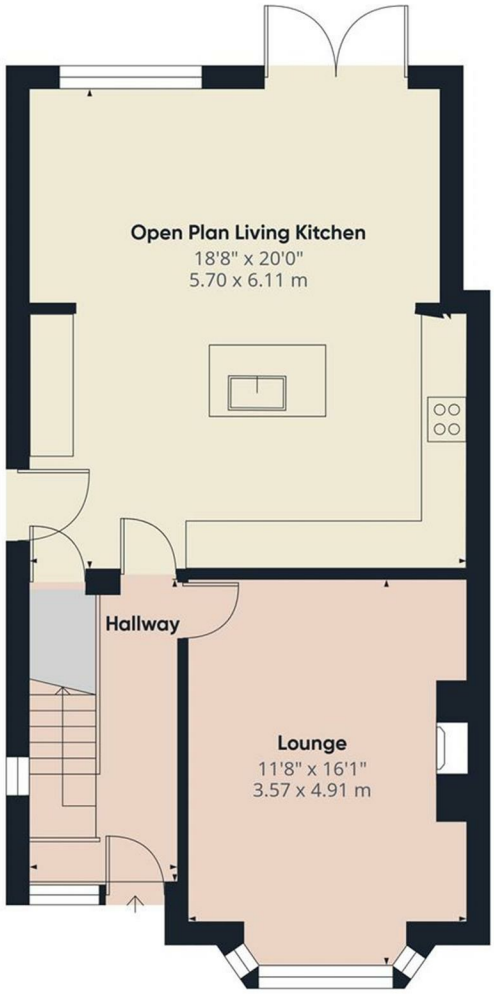


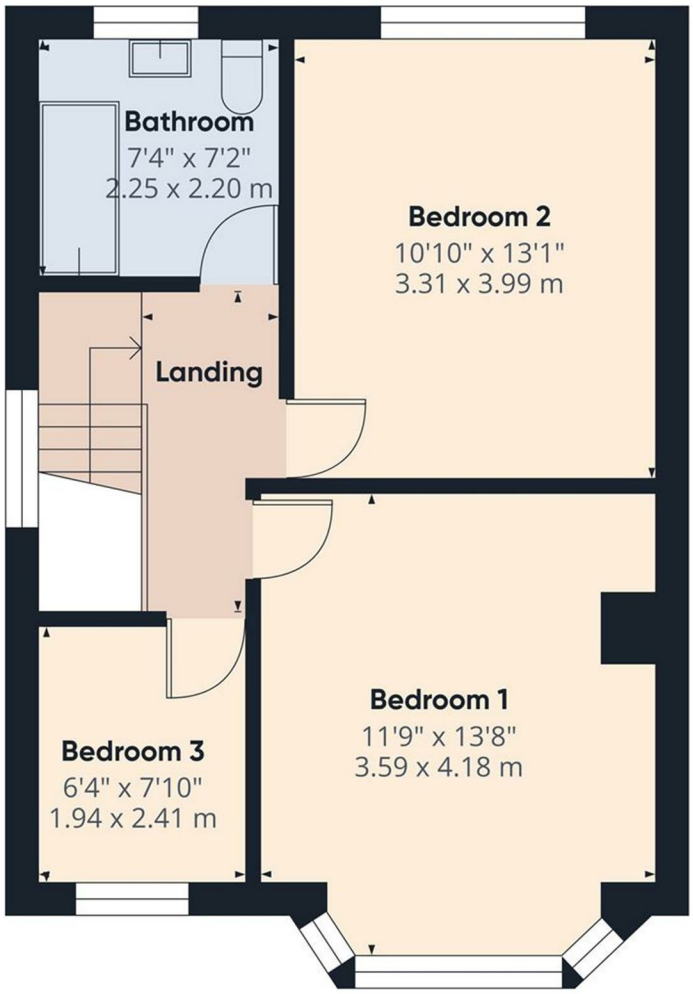
Floor 0

Approximate total area(1)
623 ft²
57.8 m²

(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



Floor 1

Approximate total area(1)
443 ft²
41.1 m²

(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.

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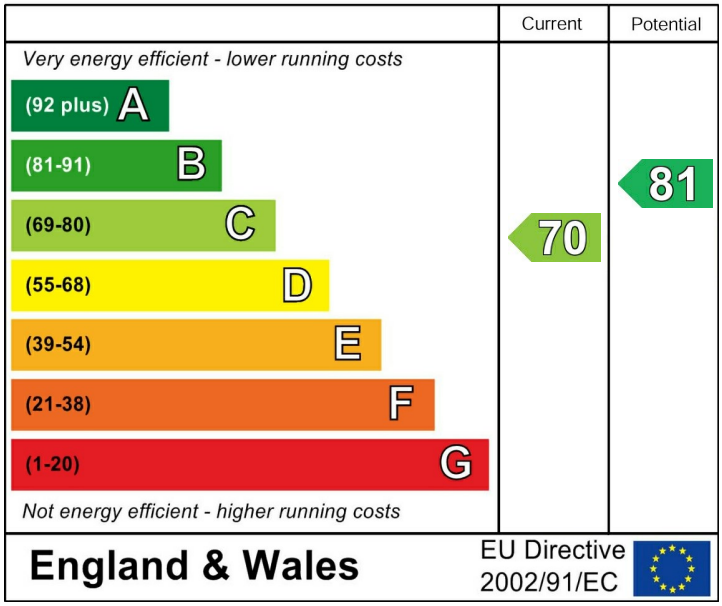
Energy Efficiency Rating



Environmental Impact (CO_2) Rating

