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Limb
MOVING HOME



53 High Street, North Ferriby, East Yorkshire, HU14 3EP

- 📍 Charming Cottage
- 📍 3 Bedrooms
- 📍 Garage
- 📍 Council Tax Band = B

- 📍 Lounge + Sunroom
- 📍 Delightful Garden
- 📍 Village Location
- 📍 Freehold/EPC = C

Guide Price £210,000

INTRODUCTION

OFFERS INVITED BETWEEN £210,000 TO £215,000

Nestled in the heart of the highly desirable village of North Ferriby, this charming terraced cottage offers a delightful blend of character and modern living. Built in 1890, the property boasts a warm, inviting atmosphere that is sure to appeal to those seeking a quaint yet comfortable home.

Upon entering this 3 bedroomed property, you are greeted by a well-proportioned reception room, perfect for relaxing or entertaining guests and the kitchen leads to a sun room which opens onto the delightful, manageable rear garden. Enjoying a garage to the rear for off road parking makes this an ideal choice for families or those looking for a peaceful retreat.

The cottage's location on High Street places it within easy reach of local amenities, including shops, cafes, and parks, allowing residents to enjoy the vibrant community spirit that North Ferriby has to offer. The surrounding area is known for its picturesque scenery and friendly atmosphere, making it a wonderful place to call home.

Whether you are a first-time buyer, a growing family, or someone looking to downsize, this charming cottage is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful home your own.

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

Situated under a porch with the original Victorian door opening into:



ENTRANCE VESTIBULE

With decorative frosted windows to side elevations. Opening into:

LOUNGE

Window to front, gas fireplace to centre and stairs to first floor.



KITCHEN/DINER

Benefitting from recently fitted worksurfaces and fitted units, there is an integrated oven, four-ring gas hob with filter unit above, one-and-a-half sink & drainer, windows to the sun room along with the original stable door providing access out. Storage cupboard to corner.



SUN ROOM

With windows to side and sliding door to the rear.



FIRST FLOOR

LANDING

Benefitting from a large storage shelf over the stairs and wardrobe/storage cupboard access.

BEDROOM 1

With original floorboards and window to the front elevation.



BEDROOM 2

Window to the front elevation.



BEDROOM 3

Window to the rear elevation.



BATHROOM

Half-tiled, comprising a bath with shower fitting, low-flush W.C., wash-hand basin and window to the rear elevation.



OUTSIDE

To the rear there is a delightful, easy to maintain courtyard style garden and the property has the benefit of a detached garage situated across the tenfoot to the rear of no.47. There is also a lawned garden with borders beyond the garage.



REAR ACCESS



REAR LAWNED GARDEN



PLAN



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing to the front and single glazing to the rear.

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

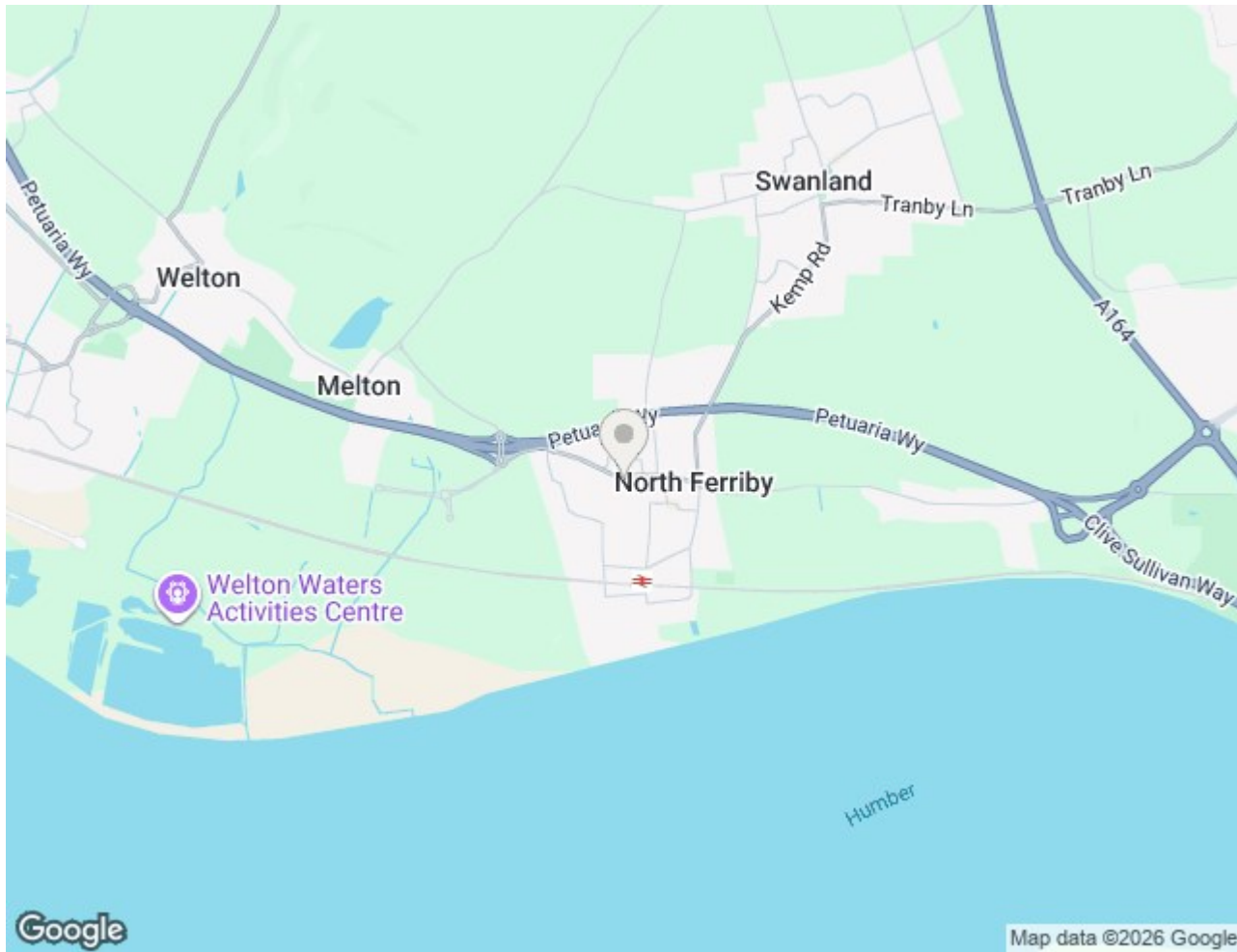
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

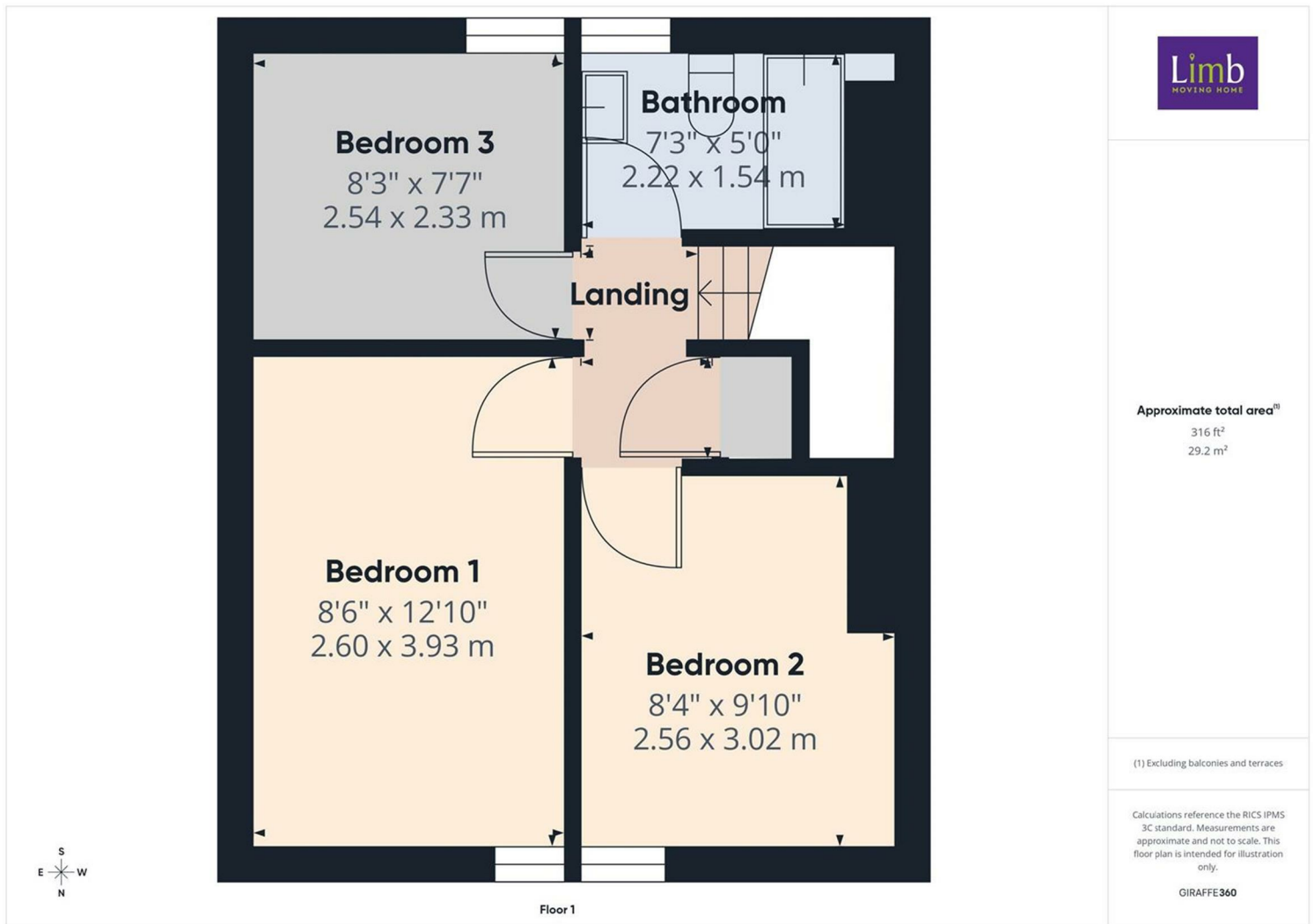
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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

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) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	