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**Limb**  
MOVING HOME



***6 Ings Lane, North Ferriby, East Yorkshire, HU14 3EL***

- 📍 Modern Terraced Home
- 📍 Stylish Interior
- 📍 Open Plan Style Living
- 📍 Council Tax Band = B

- 📍 Contemporary Kitchen
- 📍 Two Bedroom
- 📍 Garden & Parking
- 📍 Freehold / EPC = C

**£190,000**

## INTRODUCTION

Well positioned in the ever sought-after village of North Ferriby, this attractive modern mews cottage-style mid-terrace property offers comfort and style through open-plan, contemporary design.

The property briefly comprises an entrance hall, attractive lounge area with inset gas fireplace to the centre, with the space then being open-plan to the dining kitchen with its recently fitted units and appliances. The first floor comprises two generously sized bedrooms and a shower room. The house has an attractive garden area to the front and an enclosed rear garden with paved area and raised decking. The property also benefits from two off-street parking spaces.

Well suited to first time buyers and investors alike, this property in the heart of North Ferriby is not to be missed. Viewing is highly recommended.



## LOCATION

The property is situated in this leafy street scene along Ings Lane which runs directly off Church Road close to the centre of this desirable village. North Ferriby has a good range of local shops including a post office, doctors' 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 in Melton. The property is ideally placed within a short distance of the scenic riverside walk along the River Humber and within walking distance of the village's own railway station. Convenient access to the A63 is available which leads to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction linking to the national motorway network.

## ENTRANCE HALL

With stairs to first floor.

## LOUNGE

Of a semi open-plan design, the well presented lounge features an inset gas fireplace, hard flooring and two windows to the front elevation. The corner of the room opens through to the kitchen/diner alongside under stairs storage space.



## KITCHEN/DINER

Recently fitted units and worksurfaces with a range of integrated appliances including fridge-freezer, oven, microwave and dishwasher. There is a sink & drainer beneath a window to the rear, plumbing for a washing machine and a four-ring induction hob with filter unit above, with the walls featuring tiled splashbacks.

Adjacent to the kitchen space is the dining area with a door opening out on to the rear garden.





## FIRST FLOOR

### LANDING

### BEDROOM 1

Generously sized with three windows to the front elevation, fitted wardrobes and a storage cupboard.



## BEDROOM 2

With a window to the rear elevation, fitted wardrobes and dresser.



## SHOWER ROOM

Comprising walk-in shower, fitted vanity unit with wash-hand basin and low-flush W.C.



## OUTSIDE

The tidy rear garden comprises a paved patio and an area of raised decking. Two off-street parking spaces are also available.



## 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.

## TENURE

Freehold

## AGENTS NOTE

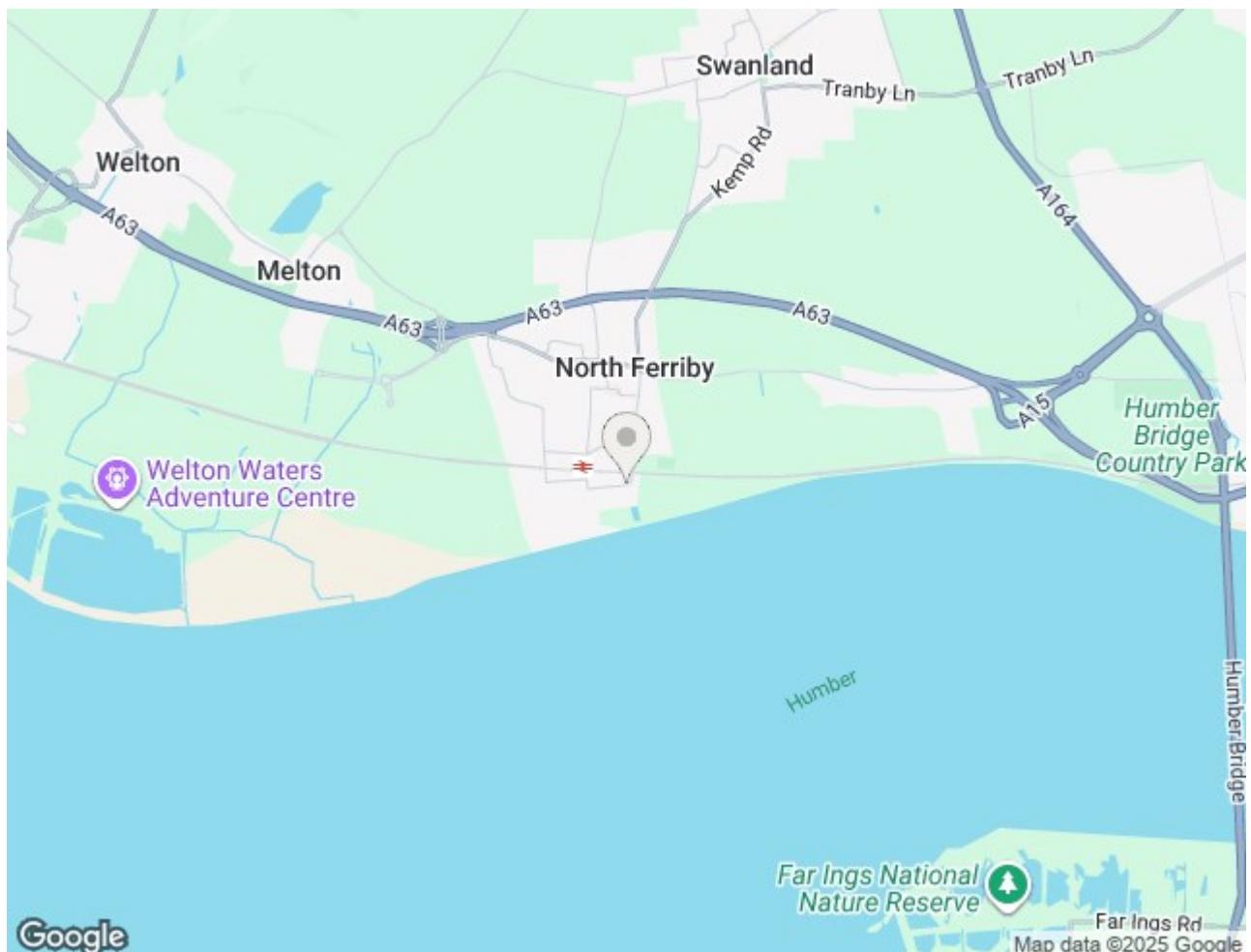
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

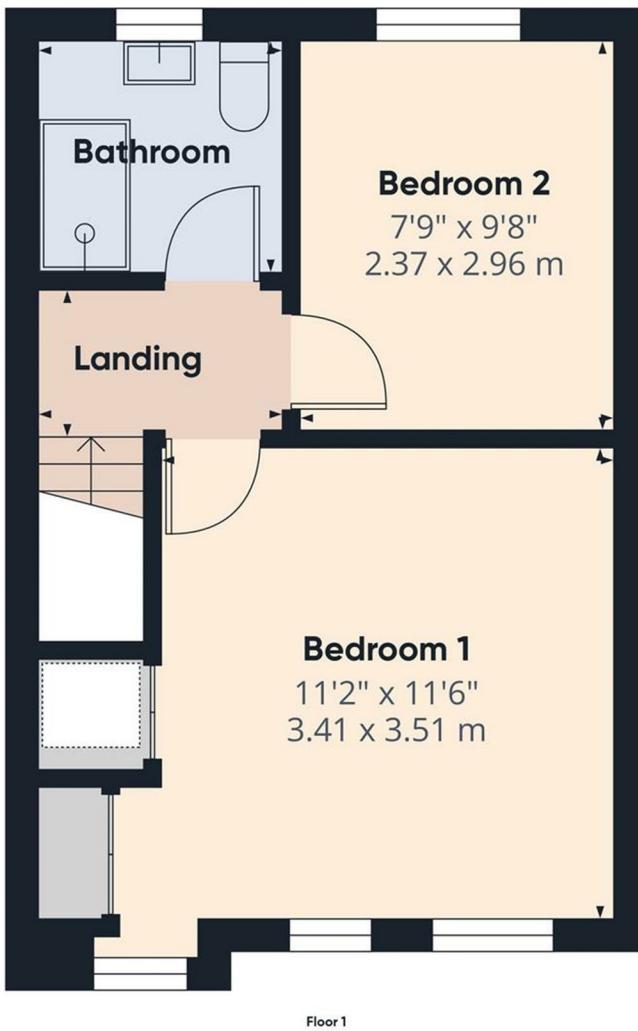
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.






 Approximate total area<sup>(1)</sup>

 282 ft<sup>2</sup>

 26.2 m<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	