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**Limb**  
MOVING HOME



*18 Narrow Lane, North Ferriby, East Yorkshire, HU14 3EN*

- 📍 Semi-Detached House
- 📍 Offers Great Potential
- 📍 No Onward Chain!
- 📍 Council Tax Band = C
- 📍 South Westerly Garden
- 📍 Lovely Village Position
- 📍 Early Viewing Recommended
- 📍 Freehold / EPC =

*Offers Over £220,000*



## INTRODUCTION

Location, location, location is still as relevant as ever and this delightful street scene is hard to beat! Early viewing is strongly recommended of this semi-detached house situated along a no through road in the centre of this desirable village. The property stands in a good sized plot and offers great potential for an incoming purchaser to put their own stamp on it and extend, subject to appropriate planning permissions. A lawned garden and driveway extend to the front and the lovely rear garden enjoys a south westerly aspect with lawn and well established borders. The accommodation is depicted on the attached floorplan and briefly comprises a lobby, utility and W.C., entrance hallway, lounge, dining room kitchen, two double bedrooms and a bathroom.

No onward chain and early viewing recommended!

## LOCATION

The property is situated along Narrow Lane, North Ferriby and accessed via Station Road. 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

Residential entrance door to:

### LOBBY

With opening through to the utility room and access to the hallway.

### UTILITY ROOM

With plumbing for a washing machine. Window to rear.

### CLOAKS/W.C.

With low flush W.C. and window to rear.

### ENTRANCE HALL

With staircase leading up to the first floor.



## DINING ROOM

11'5" x 9'2" approx (3.48m x 2.79m approx)  
With door and windows to front.



## LOUNGE

13'11" x 10'10" approx (4.24m x 3.30m approx)  
With brick fire surround. Windows to front and side.



## KITCHEN

9'3" x 6'5" approx (2.82m x 1.96m approx)  
Fitted with base and wall units, sink and drainer with mixer tap, tiled splashbacks, cooker point, window to rear.



## FIRST FLOOR

## LANDING

With storage cupboard and loft access hatch.

## BEDROOM 1

13'11" x 10'10" approx (4.24m x 3.30m approx)  
Windows to front and side.



## BEDROOM 2

11'6" x 9'2" approx (3.51m x 2.79m approx)  
Window to front.





## BATHROOM

9'5" x 6'5" approx (2.87m x 1.96m approx)

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Window to side.



## OUTSIDE

The property occupies a lovely plot with gardens extending to the front and rear. A lawn extends to the front with driveway providing off street parking. The lovely rear garden is well established with lawn and attractive borders enjoying a south westerly aspect. There is also a small pond.



## REAR VIEW



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

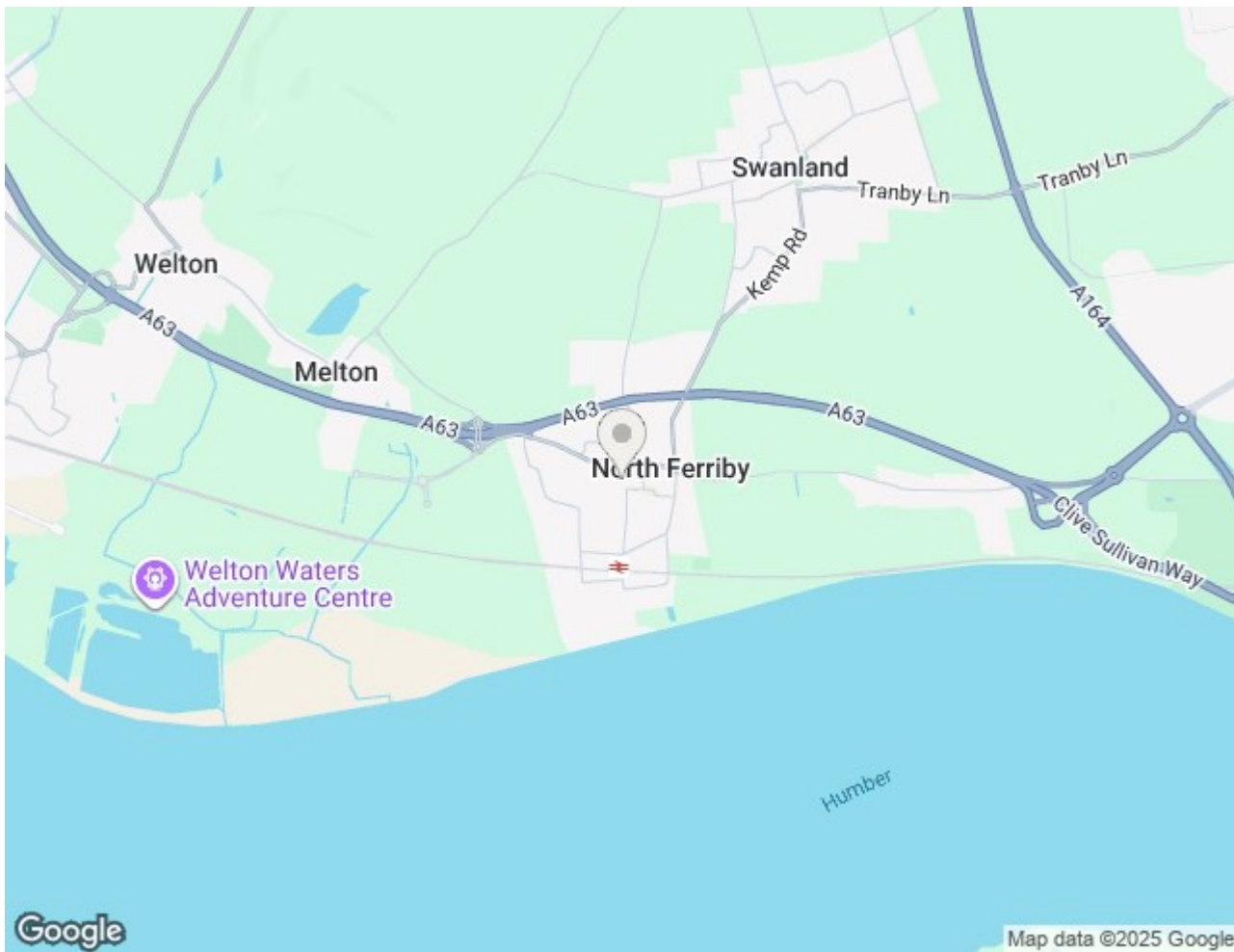
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

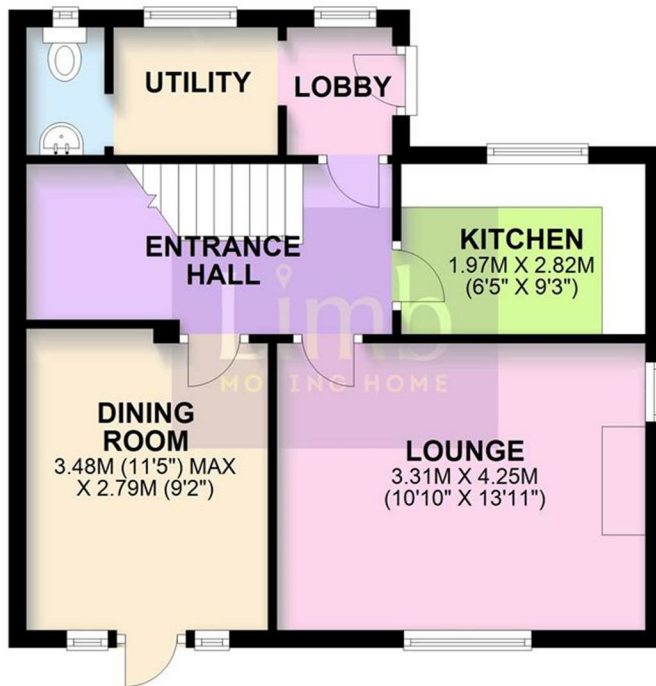
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## GROUND FLOOR

APPROX. 45.1 SQ. METRES (485.3 SQ. FEET)



## FIRST FLOOR


APPROX. 38.4 SQ. METRES (413.6 SQ. FEET)




TOTAL AREA: APPROX. 83.5 SQ. METRES (898.9 SQ. FEET)  
**18 NARROW LANE, NORTH FERRIBY**



## 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>                            |                            |   |
| (55-68) <b>D</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<br>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<br>2002/91/EC |  |