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**Limb**  
MOVING HOME



*38 Church Road, North Ferriby, East Yorkshire, HU14 3BU*

- 📍 End of terrace House
- 📍 Stunning Church Views
- 📍 Immaculately Presented
- 📍 Council Tax Band = B
- 📍 Parking To the Rear
- 📍 Lovely Garden Room
- 📍 Low Maintenance Gardens
- 📍 Freehold / EPC = D

**£195,000**

## INTRODUCTION

A credit to its current owners, this end-of-terrace property is offered in immaculate condition throughout. Situated in the heart of North Ferriby, the home enjoys a picturesque outlook over All Saints Church to the front and benefits from a low-maintenance, westerly-facing rear garden.

The accommodation opens into an entrance hallway with stairs to the first floor. The lounge features a walk-in bay window and a log-burning stove, leading through to a modern kitchen. To the rear, a garden room provides additional living space with doors opening onto the garden. On the first floor, there are two bedrooms, with the principal bedroom featuring a dedicated study area and views of the church. The accommodation is completed by a modern family bathroom.

To the front, the property features a neat, gravelled garden area. The rear garden is designed for ease of maintenance, enjoying a westerly aspect that catches the afternoon and evening sun. The space is primarily gravelled with a paved patio area, enclosed by fenced boundaries. Parking is available to the rear.

## LOCATION

The property is situated along Church Road enjoying views over All Saints Church. 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.

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.

## LOUNGE

Attractive space with log burning stove upon a slate hearth with oak mantle above. There is a walk in bay window to the front affording views over the church.



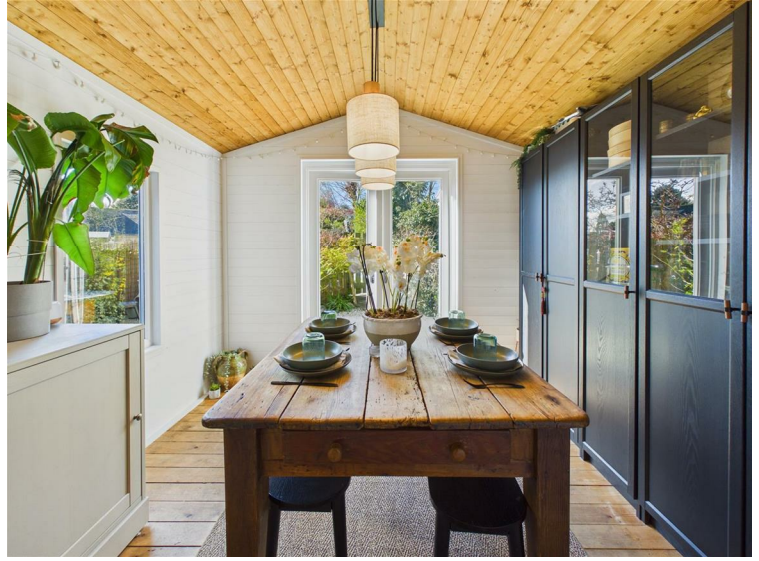
## KITCHEN

Having a range of base and wall units, laminate worktops incorporating a sink and drainer with shower style mixer tap, an oven, four ring gas hob plumbing for a washing machine, space for an American style fridge/freezer and storage cupboard housing the wall mounted gas central heating boiler.



## GARDEN ROOM

With French doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

With loft access hatch.

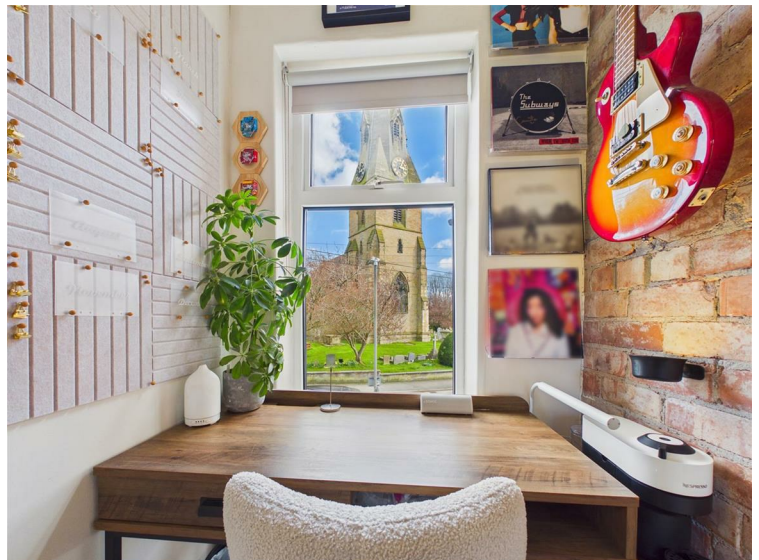
## BEDROOM 1

With fitted wardrobes and bay window with views over the church.



*STUDY AREA*

With window to the front elevation.



## BEDROOM 2

Window to rear.



## BATHROOM

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



## OUTSIDE

To the front, the property features a neat, gravelled garden area. The rear garden is designed for ease of maintenance, enjoying a westerly aspect that catches the afternoon and evening sun. The space is primarily gravelled with a paved patio area, enclosed by fenced boundaries. Parking is available to the rear accessed via a tenfoot from New Walk.



## REAR DRIVEWAY



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of 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 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.

