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Limb
MOVING HOME



8 West View, North Ferriby, East Yorkshire, HU14 3AG

- 📍 Mid Terraced House
- 📍 Ideal for First Time Buyers
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Newly Fitted Kitchen
- 📍 Modern Bathroom
- 📍 Central Village Location
- 📍 Freehold / EPC = C

£150,000

INTRODUCTION

Located in the sought-after village of North Ferriby, this well-presented mid-terraced house has been recently updated to create a lovely modern home. The property is ideally suited for first-time buyers, combining a great location with a refreshed, contemporary interior.

The accommodation includes a practical entrance porch, a cozy lounge, and a newly fitted kitchen that is a highlight of the home, equipped with appliances. A rear lobby provides access to a ground-floor bathroom. The first floor is home to two spacious double bedrooms. The property also features gardens at both the front and rear, providing outdoor spaces to enjoy. This home offers a seamless move-in experience with its modern updates and ideal village setting.

LOCATION

West View is a terrace of properties accessed on foot from either New Walk or Priory Avenue. It is situated in the centre of this ever popular West Hull village. 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

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

Residential entrance door to:

ENTRANCE PORCH

With door to:

LOUNGE

With log burning stove (chimney not tested). Window to the front elevation.



KITCHEN

Having a range of recently fitted stylish base and wall units with laminate worktops, sink and drainer with mixer tap, oven, four ring gas hob with filter hood above and fridge/freezer. Window to rear.

A door opens to the stairs leading up to the first floor with cupboard under.

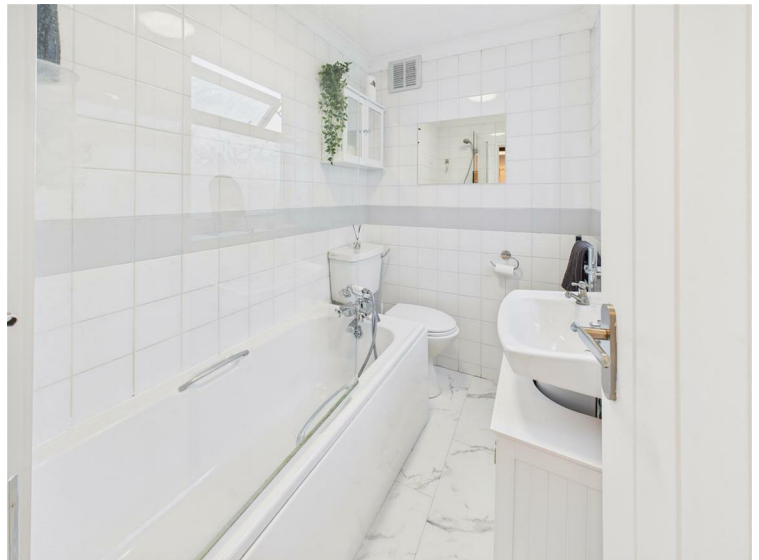


REAR LOBBY

With external access door to the garden.

BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to rear.



FIRST FLOOR

BEDROOM 1

Window to the front elevation.



BEDROOM 2

With built in wardrobes, cupboard housing the gas central heating boiler and window to rear.



OUTSIDE

A lawned garden extends to the front with hedging to the boundary. A courtyard lies to the rear with patio and fenced boundary.



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.

AGENTS NOTE

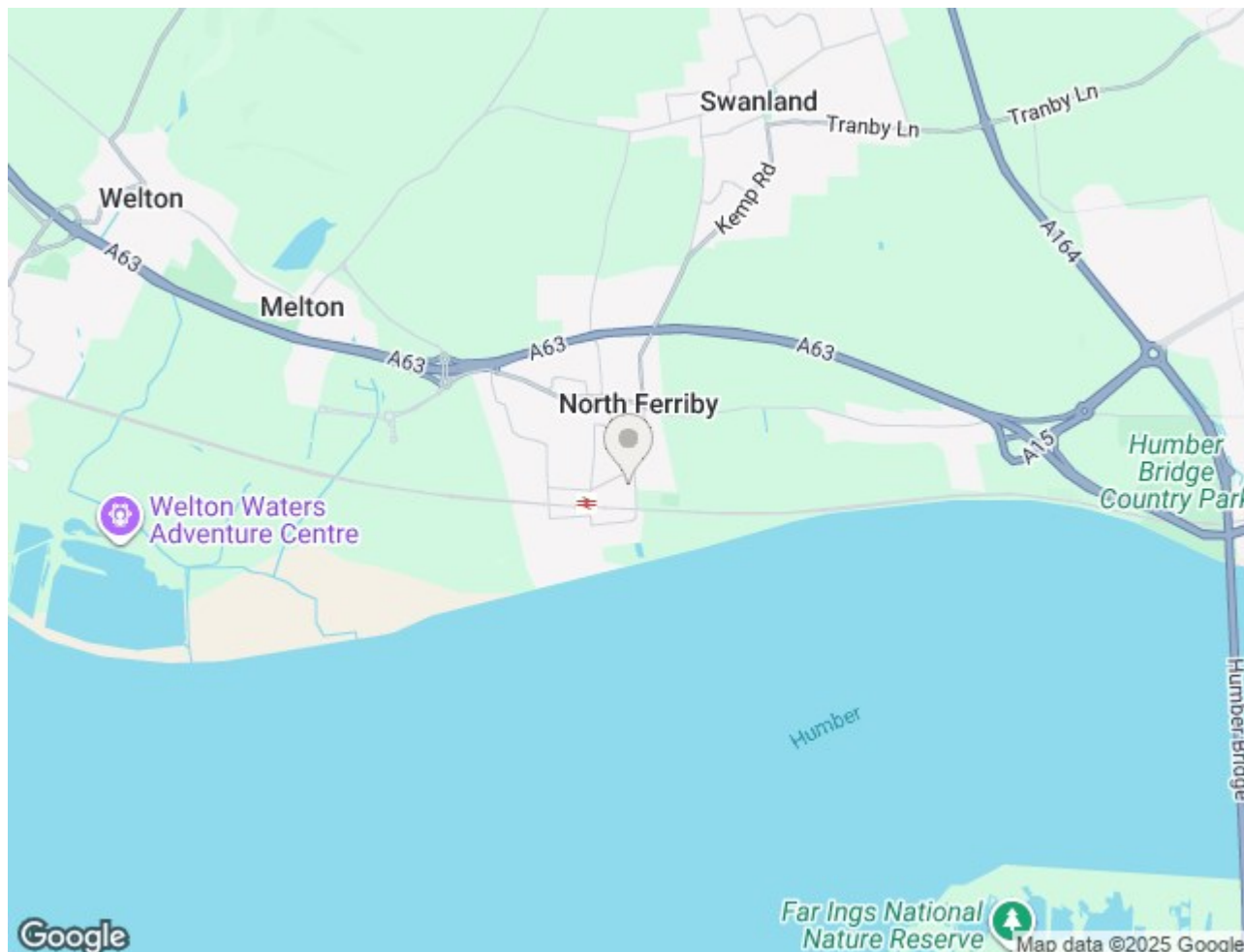
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

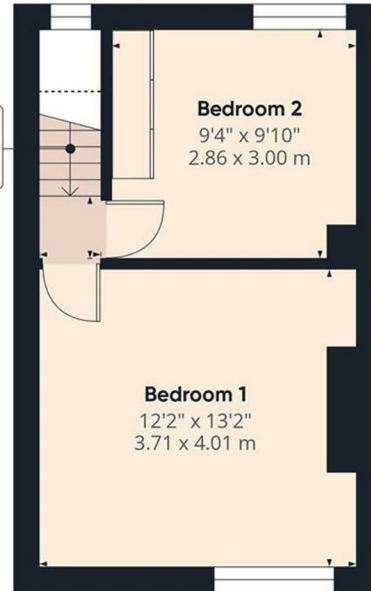
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0

Landing
2'4" x 2'9"
0.73 x 0.85 m



Floor 1



Approximate total area[®]
605 ft²
56.3 m²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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	