

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*38 Woodgates Lane, North Ferriby, East Yorkshire, HU14 3JR*

- 📍 Superb End Terrace Cottage
- 📍 Extensive Parking & Dble Garage
- 📍 Substantial Gardens
- 📍 Immaculately Presented
- 📍 Planning Permission Granted
- 📍 Viewing Essential!
- 📍 Council Tax Band = D
- 📍 Freehold / EPC = E

**£310,000**

## INTRODUCTION

This lovely end-of-terrace cottage is situated on the highly sought-after Woodgates Lane and occupies a significant plot with exceptional outdoor space. The beautifully presented accommodation is ready for immediate occupation, featuring a rear entrance porch and lobby, a contemporary cloakroom/W.C., a superb lounge/diner, and a stylish breakfast kitchen. To the first floor are two double bedrooms, both with fitted wardrobes, served by a modern family bathroom. Of particular note, planning permission has been granted for a two-storey and further single-storey extension to the rear, offering the exciting potential to create additional living space and a further bedroom with an en-suite.

The exterior is a standout feature of the property, providing extensive paved parking for multiple vehicles to the front and side which leads to a substantial double garage. The rear garden is particularly generous, offering a patio area and lawn that leads through a picket fence and decorative arbour to a further, expansive lawned area beyond. An internal viewing is essential to fully appreciate the scale of the plot and the quality of the home on offer.

## PLANNING PERMISSION

Planning permission was granted in January 2026 for the following:

25/03101/PLF

|

Erection of two storey and single storey extensions to rear following demolition of existing conservatory, and erection of porch to front

Plans can be found on the East Riding of Yorkshire Council Planning Portal.

## 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

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

The cottage features a private and secure approach, with a gated entrance leading through the rear garden to the main entrance porch.

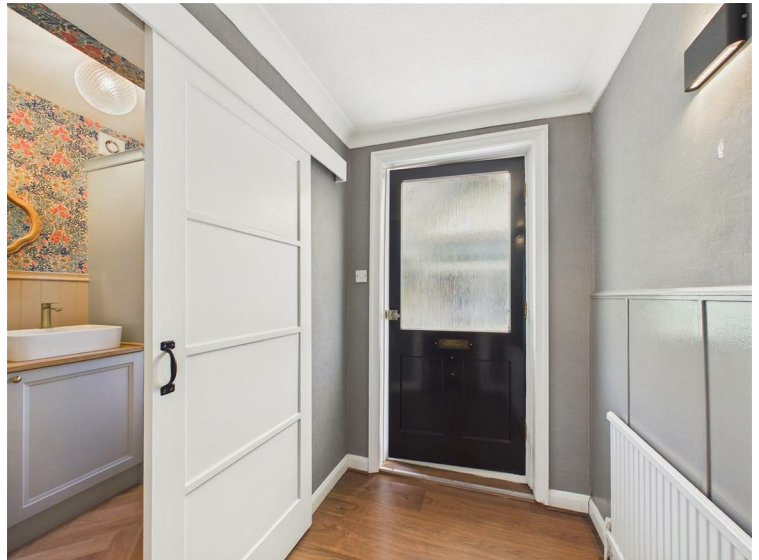
## ENTRANCE PORCH

With door leading to the rear lobby.



## REAR LOBBY

With door to the lounge and access to the cloakroom.



## CLOAKS/W.C.

Stylish suite comprising a low flush W.C. and wash hand basin atop a fitted cabinet.



*LOUNGE / DINER*

With staircase leading up to the first floor and useful storage area under. Windows to the front elevation.



*LOUNGE AREA*

With feature media wall with electric fire and shelving to alcoves.



*DINING AREA*



## KITCHEN

Having a range of stylish base and wall units with contrasting worktops incorporating a sink and drainer with mixer tap, oven, four ring hob with extractor above and a dishwasher. Inset spot lights and windows to side and rear elevations.



## FIRST FLOOR

### LANDING

With window to side and large storage cupboard.

## BEDROOM 1

With fitted wardrobes and window to the front elevation.



## BEDROOM 2

With fitted wardrobe and window to the front elevation.



## BATHROOM

With suite comprising a bath with shower over and screen plus shower attachment, fitted cabinets with wash hand basin and low flush W.C. Heated towel rail, part tiling to walls and window to side.



## OUTSIDE

The exterior is a standout feature of the home, beginning with an extensive paved driveway that provides ample parking for multiple vehicles and leads to the detached double garage, which features one automated and one manual up-and-over door. The rear garden is a particular highlight, thoughtfully arranged with a patio and neat lawn directly adjoining the house. A decorative arbour and picket fence lead through to a further, expansive lawned area beyond, complemented by mature trees, established borders, and a dedicated woodchipped play area, all secured by perimeter fencing.





REAR VIEW



### *DRIVEWAY AND GARAGE*



### *HEATING*

The property has the benefit of gas central heating.

### *GLAZING*

The property has the benefit of uPVC 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 D. 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.

