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**Limb**  
MOVING HOME



*7 Brickyard Cottages, North Ferriby, East Yorkshire, HU14 3AD*

- 📍 Semi-Detached House
- 📍 Three Fitted Bedrooms
- 📍 Contemporary Bathroom
- 📍 Council Tax Band = C
- 📍 Dining Kitchen
- 📍 Lovely Rear Garden
- 📍 Excellent Parking & Garage
- 📍 Freehold / EPC = C

**£283,950**

## INTRODUCTION

Tucked away off Church Road is this very well proportioned semi detached house which affords an excellent range of contemporary styled accommodation complemented by lovely gardens to the front and rear. At ground floor there is a spacious hallway, modern cloaks/WC, large lounge and a particular feature is the superb dining kitchen which is open plan to the garden room which enjoys French doors opening out to the rear garden. Upon the first floor are three good sized bedrooms the master with an en-suite shower room and there is also a spacious main bathroom. The accommodation boasts central heating and double glazing.

The property enjoys excellent parking provision to the front with space for up to 6 cars plus there is a detached garage. A block set garden area is situated to the front of the property with fencing to the boundary. The rear garden is set out for ease of maintenance with artificial lawn.

## LOCATION

The property is discreetly located and tucked away at the end of Brickyard Cottages which is situated off Church 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:



## ENTRANCE HALLWAY

With staircase leading to the first floor off.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.

## LOUNGE

14'11" x 14'6" approx (4.55m x 4.42m approx)

Window to front.



## DINING KITCHEN

17'8" x 10'7" approx (5.38m x 3.23m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, double oven, five ring gas hob with filter hood above, integrated fridge/freezer, dishwasher and washing machine. Inset spot lights. Open plan through to the garden room



## KITCHEN AREA



## DINING AREA



## GARDEN ROOM

13'8" x 8'9" approx (4.17m x 2.67m approx)  
With French doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

With airing cupboard and loft access hatch.

## *BEDROOM 1*

12'1" x 11'5" approx (3.68m x 3.48m approx)  
With fitted wardrobes and window to front.



## *EN-SUITE*

With shower enclosure and wash hand basin.

## *BEDROOM 2*

10'8" x 9'4" approx (3.25m x 2.84m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

16'0" x 6'5" approx (4.88m x 1.96m approx)  
Narrowing to 5'10" approx. With fitted wardrobes and Velux style window to front.



## BATHROOM

With suite comprising a shaped bath with shower over, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail and window to rear.



## OUTSIDE

The property enjoys excellent parking provision to the front with space for up to 6 cars plus there is a detached garage. A block set garden area is situated to the front of the property with fencing to the boundary. The rear garden is set out for ease of maintenance with artificial lawn.



## FRONT GARDEN



## 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*

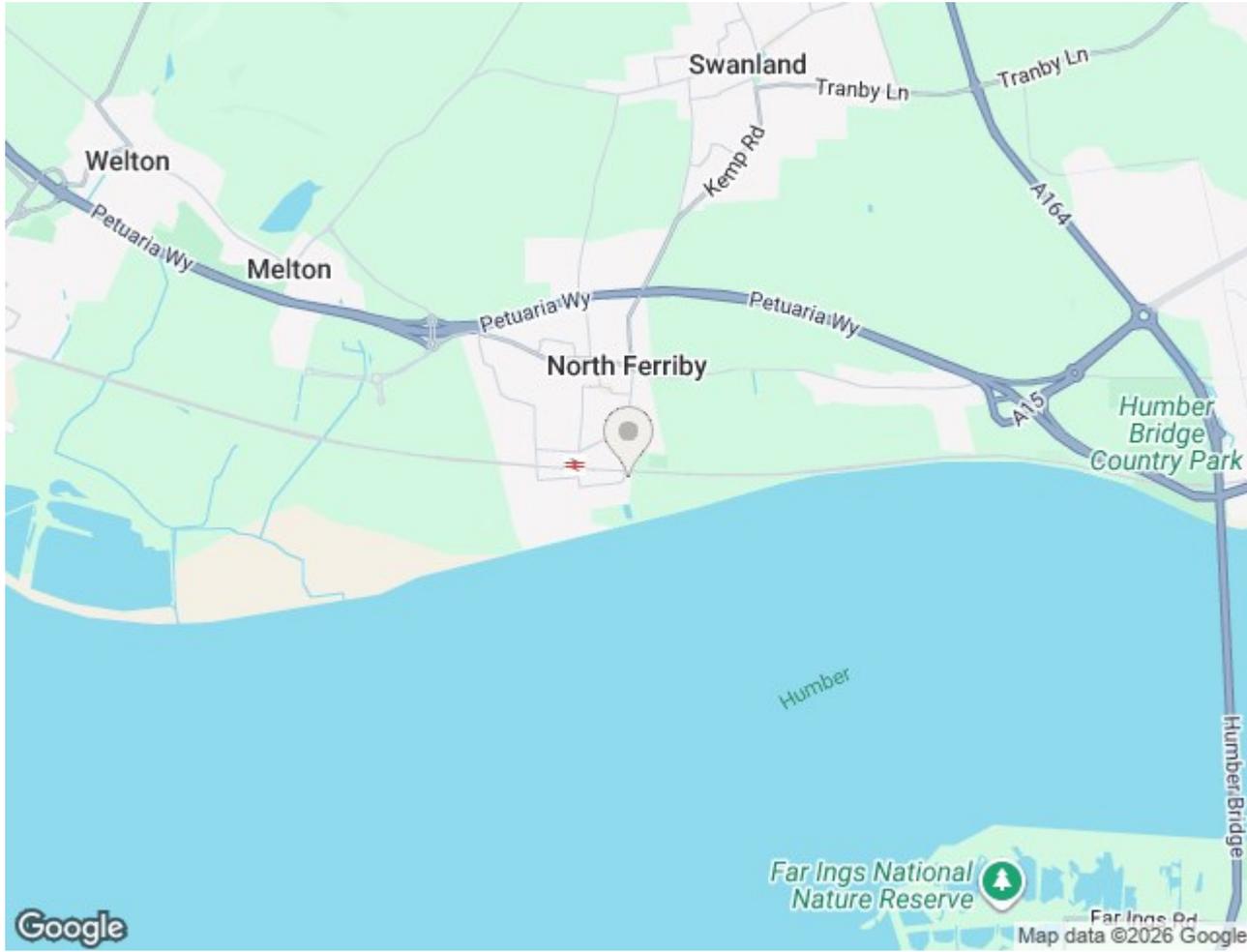
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



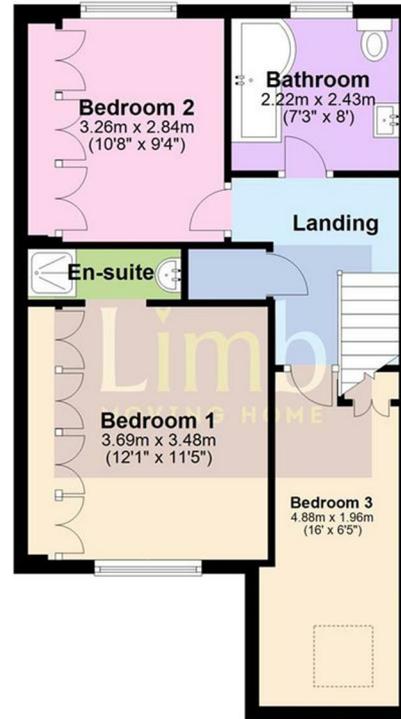
### Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



### First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

