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Limb
MOVING HOME









5 White House Mews, North Ferriby, East Yorkshire, HU14 3EA

- Mews bungalow
- 2 Bedrooms
- Small Bespoke Development
- Southerly Facing Garden
- Beautifully Appointed
- Garage
- Council Tax Band = D
- Freehold/EPC = C

£272,500

INTRODUCTION

Step inside this beautifully appointed mews bungalow, part of a small bespoke development in the heart of North Ferriby. White House Mews is an attractive conversion of ex-farm buildings situated just off High Street, ideally placed for North Ferriby's amenities. Well appointed and having the benefit of a recently installed luxury kitchen, this desirable property must be viewed to be appreciated. As depicted on the attached floorplan the accommodation comprises a central hallway, lounge, dining area, two double bedrooms, beautiful kitchen and shower room. The accommodation has the benefit of central heating and double glazing. A particular feature is the private and enclosed southerly facing garden, in addition to which there is off street parking and a garage to the rear. The property is offered for sale with no chain involved therefore a quick completion should be possible.

LOCATION

This exclusive development is accessed on the south side of Melton Road close to its confluence with High Street and with the conservation area of the village. North Ferriby is one of the most popular villages located to the western side of Hull. With its own mainline railway station and immediate access to the A63 which leads into Hull City Centre to the east or the national motorway network to west, the village could not be more convenient. North Ferriby also has a vibrant community with many activities available for all age groups. You will find a good selection of shops from a co-op supermarket to individual traders and coffee shops. There is a popular public house which serves food and many beautiful walks are available with the Wolds Way nearby and access to the River Humber foreshore to the south of the village. North Ferriby also has a well regarded junior school and lies within the catchment area of the highly regarded South Hunsley secondary school.





ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

An 'L' shaped central hallway with coving and access to roof void available. Cloaks cupboard to corner.

LOUNGE

Situated to the rear of the property with a window overlooking the garden. There is a feature fire surround with marble hearth and backplate housing "living flame" gas fire. Coving to ceiling. A wide opening through to the dining area.





DINING AREA

With window to the courtyard and coving to ceiling. Store cupboard to corner.

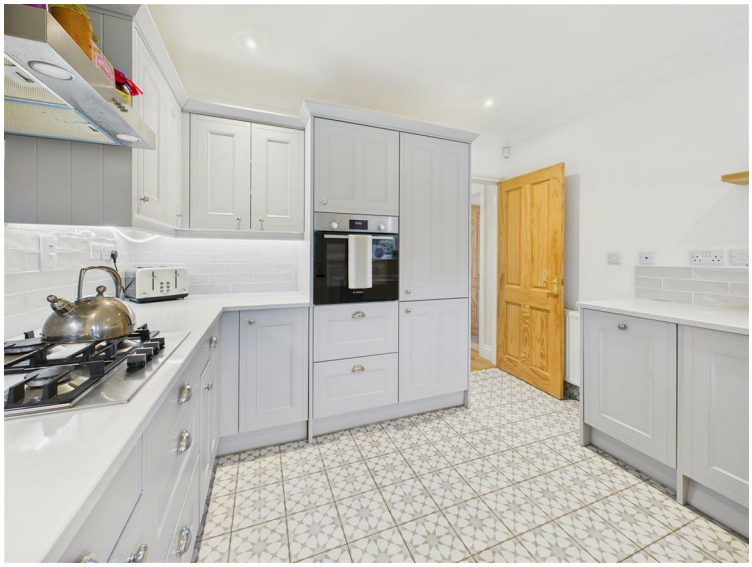




KITCHEN

Having an exquisite refitted kitchen with beautiful units, quartz work surfaces and tiled surround. Features include a Belfast style sink with antique style mixer tap, integrated oven, four ring gas hob with extractor hood above, concealed fridge freezer and dishwasher and concealed washing machine. Window and door to rear. Tiled floor.





BEDROOM 1

With a range of fitted wardrobes, window to rear elevation.



BEDROOM 2

Window to front elevation.



SHOWER ROOM

With stylish suite comprising large shower enclosure, fitted furniture with inset wash hand basin and W.C., heated towel rail, tiling to the walls.



OUTSIDE

The property is accessed to the front via the block set courtyard and to the rear enjoys its own private garden with a south facing aspect. There are attractive borders, paved patio area and a detached single brick and pitched tiled roof single car garage forms part of the property.



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REAR VIEW



GARAGE



HEATING

The property has the benefit of 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 D. We would recommend a purchaser make their own enquiries to verify this.

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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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Petuaria Wy
Welton
Melton
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Petuaria Wy
North Ferriby
Clive Sullivan Way
Humber
Google
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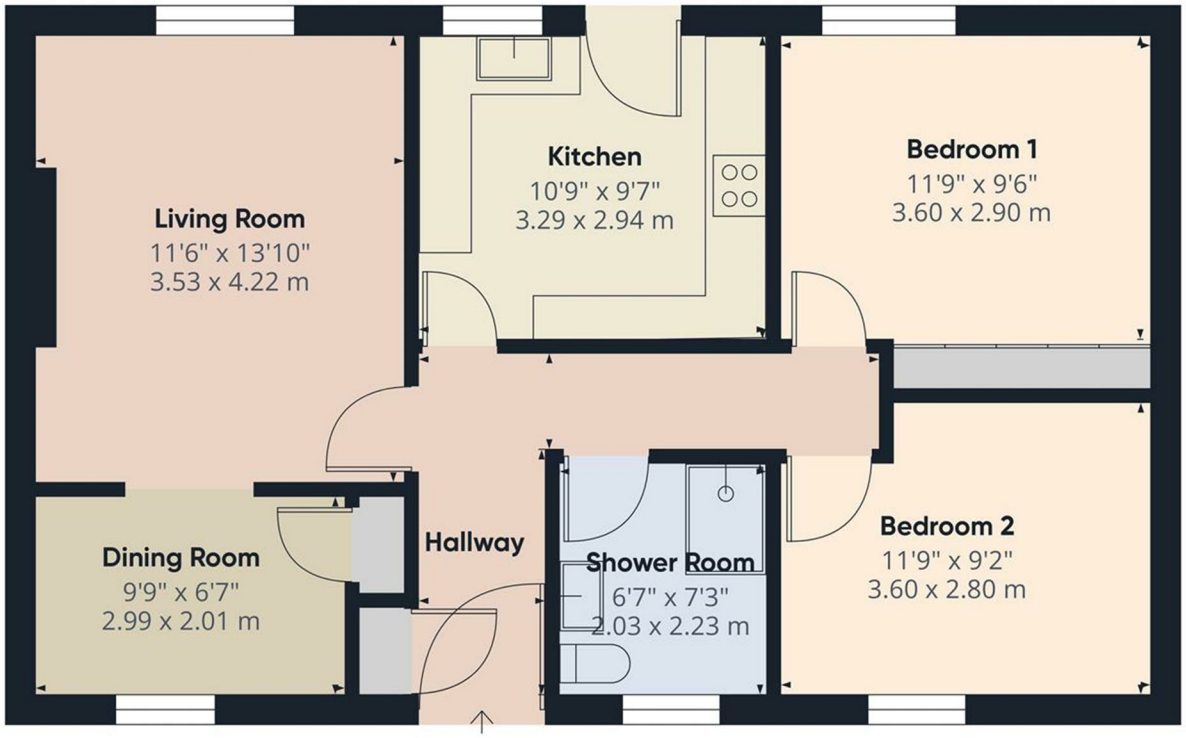


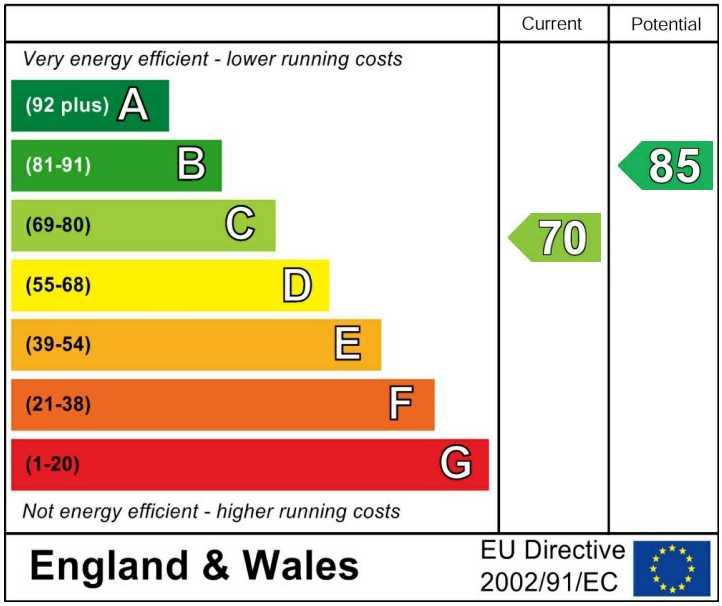
Approximate total area(1)
683 ft²
63.6 m²

(1) Excluding balconies and terraces

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



Environmental Impact (CO_2) Rating

