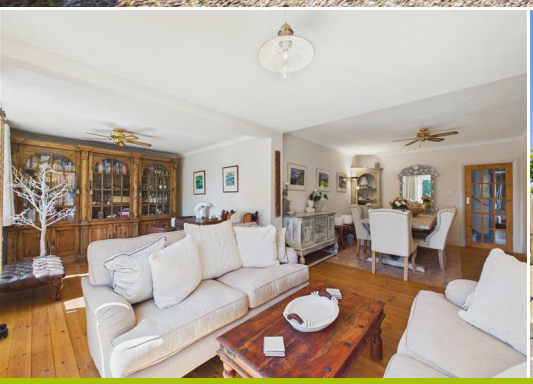
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









# *12 Humberdale Drive, North Ferriby, East Yorkshire, HU14 3LB*

- Private Lane Location
- Humber Views
- South Facing Garden
- Council Tax Band = D
- Spacious Remodelled Home
- Originally 3 Bedrooms
- Garage & Ample Parking
- Freehold/EPC = D

*£325,000*

## *INTRODUCTION*

Occupying a delightful position along the sought-after private lane of Humberdale Drive, this attractive semi-detached home enjoys far-reaching views towards the River Humber, a beautifully landscaped south-facing garden and spacious, thoughtfully remodelled accommodation extending to over 1,600 sq ft.

Originally configured as a three-bedroom home, the property has been skilfully reconfigured to create an exceptional two-bedroom residence, offering generous living spaces and an impressive principal suite. The flexible layout also presents exciting opportunities for a purchaser to reconfigure the accommodation once again, with excellent potential to create additional bedrooms or further extend, subject to the necessary permissions.

The accommodation comprises an entrance porch, welcoming hallway, cloaks/W.C., front lounge, superb L-shaped sitting and dining room overlooking the garden, fitted kitchen and utility room. To the first floor are two generous double bedrooms, including a particularly spacious principal bedroom with en-suite bathroom, together with a separate shower room.

Outside, the property enjoys ample driveway parking, a garage and an attractive south-facing Italian-inspired rear garden, creating a peaceful setting in which to relax whilst making the most of the elevated outlook towards the Humber.

## *LOCATION*

Humberdale Drive is a private road situated off Ferriby High Road to the east of the village. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a post office, 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 PORCH*

With internal multi-glazed door opening to:

## *ENTRANCE HALL*

An attractive hallway with tiled floor and staircase leading up to the first floor.



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## *CLOAKS/WC*

With low level WC and wash hand basin, part decorative panelling to the walls.



## *LOUNGE*

With bay windows to both front and side elevations. Attractive timber flooring.



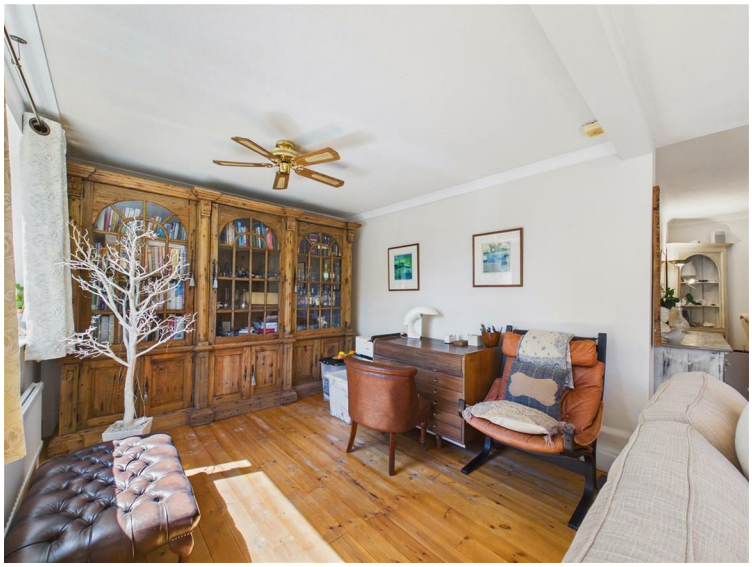


## *SITTING/DINING ROOM*

A stunning and extremely spacious 'L' shaped room to the rear of the house with window and double doors opening out to the garden.











## KITCHEN

Having an extensive range of fitted base and wall mounted units with laminated worksurfaces and a timber worksurface with inset sink and drainer to side bay window. Features also include a double oven, four ring hob, extractor hood and plumbing for a dishwasher. Cupboard to corner houses modern gas fired central heating boiler.





## UTILITY ROOM

With space for a range of appliances, external access door to the side drive.

## FIRST FLOOR

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## *LANDING*

A spacious landing with large window looking east. Access to roof void. The generous landing and roof space (measuring approximately 24 square meters witha 2 meter standing height) may offer potential for a dormer loft conversion, subject to the necessary permissions.





## BEDROOM 1

Having an extensive range of fitted wardrobes and drawers. A superb walk-in bay window enjoys elevated views across the south-facing garden towards the River Humber. Further window to side, recessed downlighters to ceiling.





## EN-SUITE BATHROOM

With feature white suite comprising low level WC, pedestal wash hand basin and freestanding oval shaped bath. Recessed downlighters to ceiling, heated towel rail. Windows to two elevations.



## BEDROOM 2

A large double bedroom with deep bay windows to both front and side elevations, which itself provides a view of the Humber Bridge in the distance. Recessed downlighters, exposed floorboarding.



## SHOWER ROOM

With shower cubicle, low level WC and pedestal wash hand basin.



## OUTSIDE

Situated in a delightful location on the private lane of Humberdale Drive, there is also ample parking to the front and a garage. The rear garden is Italianate in style with gravel, paving, box hedging. Mature borders providing seclusion. The garden enjoys a south facing aspect.





## REAR VIEW





## PATIO



## HEATING

The property has the benefit of gas fired central heating to radiators.

## GLAZING

A combination of uPVC, timber and aluminium framed double glazed units.

## SERVICES

All mains services are connected to the property.

## 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, 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.

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## 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

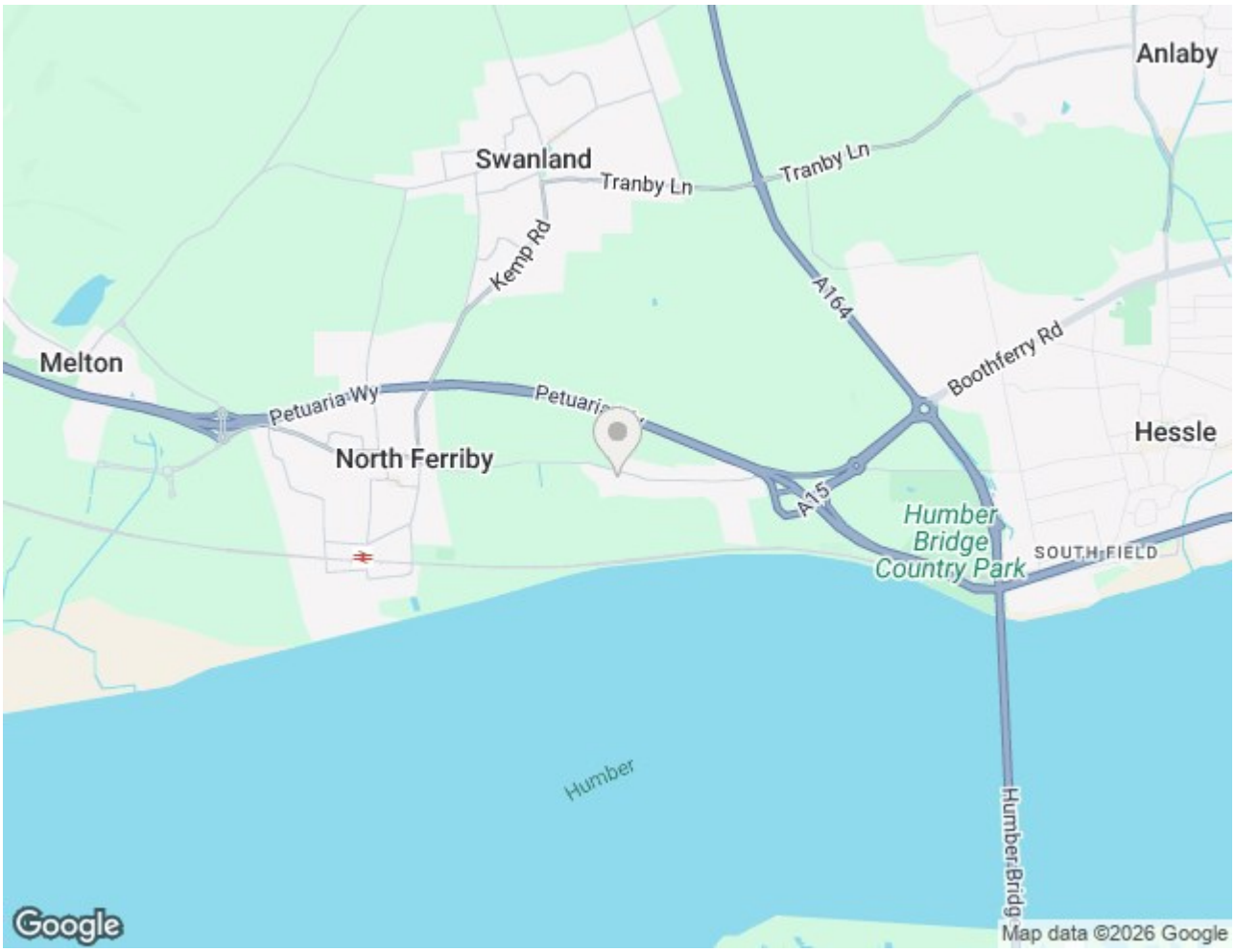
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

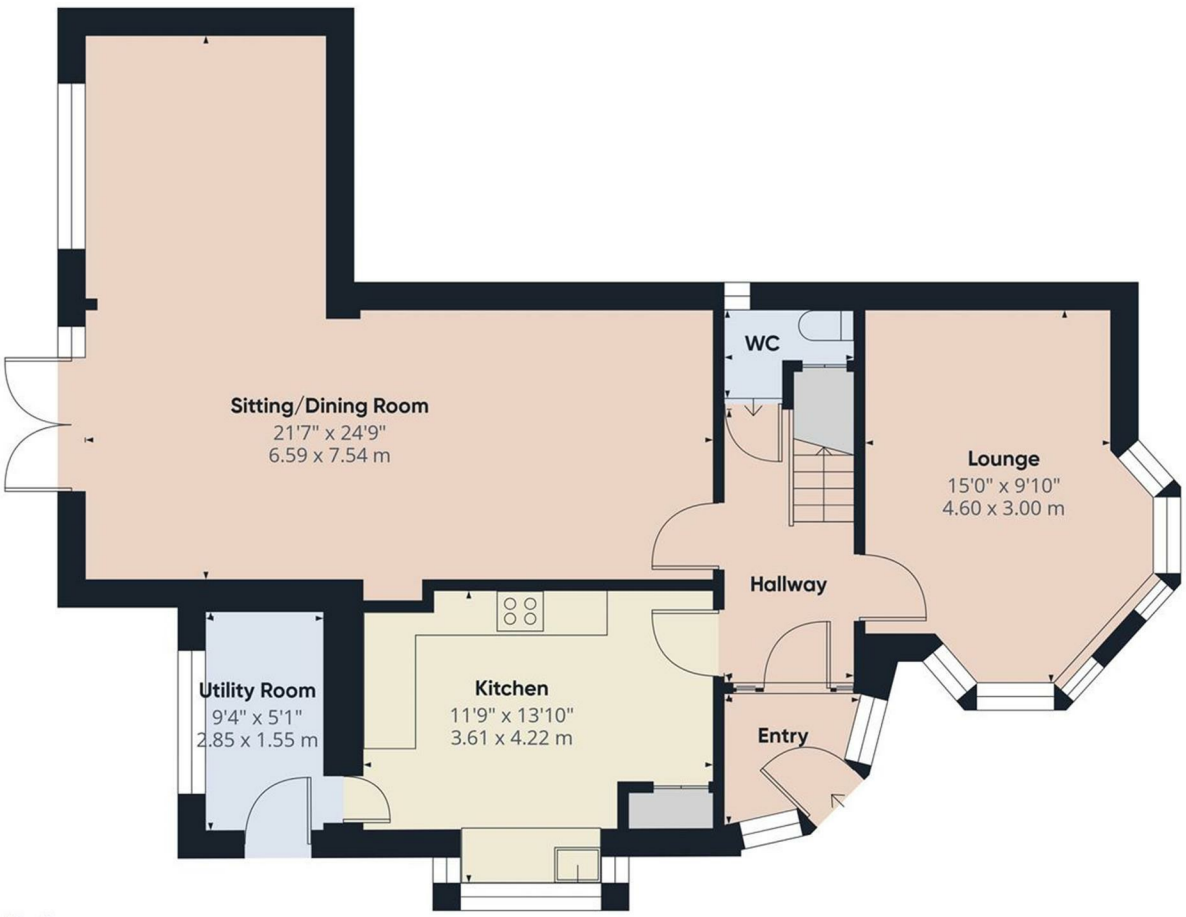
## PROGRESSING AN OFFER

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.


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Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Melton
Petuaria Wy
Petuaria
North Ferriby
Hessle
A15
Humber Bridge Country Park
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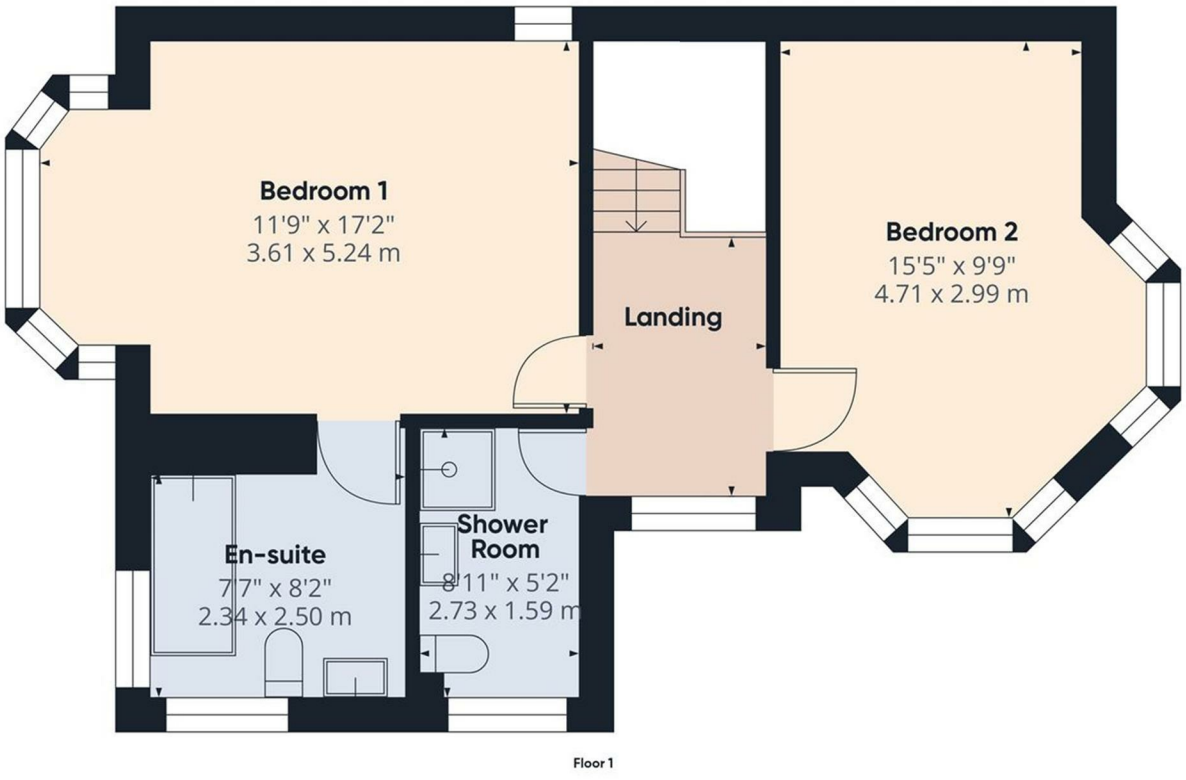



Approximate total area(1)
837 ft²
77.7 m²

(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.

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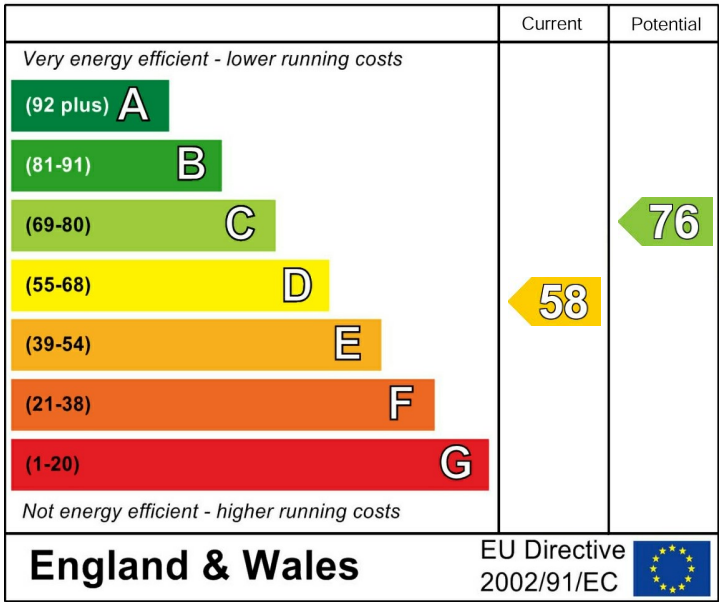

Approximate total area(1)
508 ft²
47.2 m²

(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.

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## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

