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**Limb**  
MOVING HOME



*10 West View, North Ferriby, East Yorkshire, HU14 3AG*

- 📍 End of Terrace Home
- 📍 3 Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = C

- 📍 Vastly Extended
- 📍 3 Reception Areas
- 📍 Low Maintenance Garden
- 📍 Freehold / EPC = C

**£260,000**



## INTRODUCTION

Tucked away in this central village location, this impressive home has been substantially extended to provide versatile family accommodation across two floors. Offered for sale with no onward chain, a viewing is recommended to appreciate the impressive size and functional layout this home offers.

The ground floor features a spacious and practical layout. The front includes an attractive lounge with a bay window and an adjoining dining room. The rear extension houses the open-plan kitchen/day room, providing a vast, central area for daily living. The kitchen is fitted with a range cooker and built-in appliances, and a convenient downstairs cloaks/W.C. completes the level.

The first floor provides three good-sized bedrooms. The main bedroom benefits from built in wardrobes and an en-suite shower room, and the remaining rooms share a feature bathroom with a roll-top bath. The property has the benefit of uPVC double glazing and gas fired central heating.

The accommodation is further enhanced by an accessible loft space, which the current owners utilise as a home office. Please note: Access is via a loft ladder and this space does not comply with current building regulations for permanent habitable use.

Outside, the property includes a lawned garden to the front with central path leading to the front door. The enclosed rear garden is designed for easy maintenance, featuring a raised patio area, artificial lawn, and a side pedestrian access gate. Please note that the property does not have off-street parking, and West View is accessed on foot from either New Walk or Priory Avenue.

## 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.

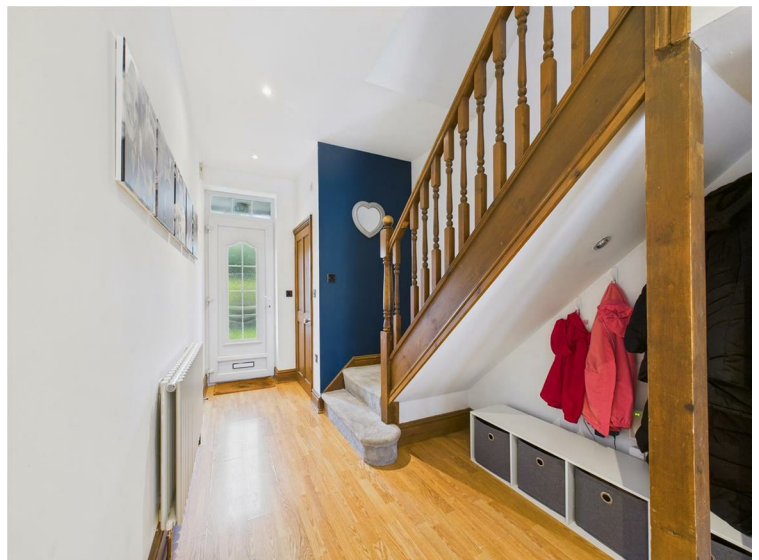
## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

With bay window to the front elevation. Open Plan through to the dining area.



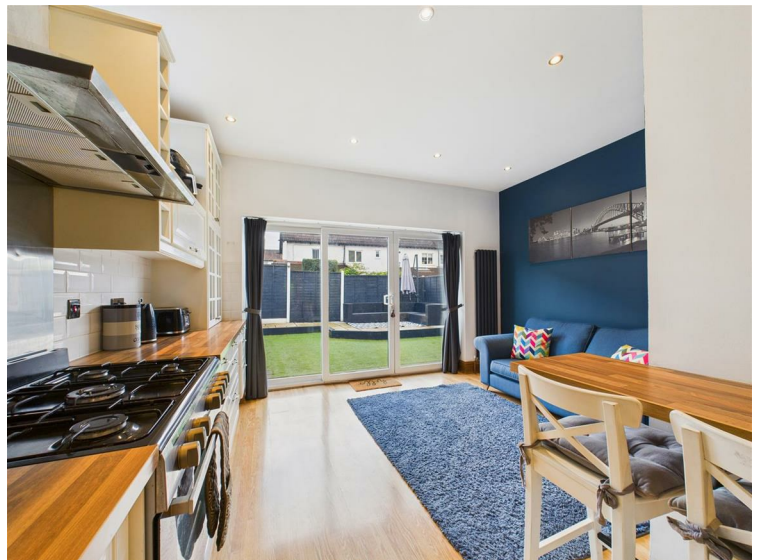
## DINING AREA

With French doors leading out to the rear garden.



## KITCHEN

The kitchen is open plan in style through to the rear day room. There is a range of shaker-style modern fitted units with beech-block effect work surfaces and tiled splashbacks with double-bowl ceramic sink with mixer tap, a range cooker with stainless steel splashback and extractor hood over, integrated microwave, washing machine and dishwasher, wine rack, display shelving and recessed downlighters. The American style fridge/freezer is also included.





## DAY AREA

Situated in an open plan style off the kitchen this area has a wall of glazing overlooking the garden with a central sliding access door.



## FIRST FLOOR

## LANDING

With window to side and loft access hatch to loft currently used as a home office.

## BEDROOM 1

With fitted wardrobes and window to rear.



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to side.



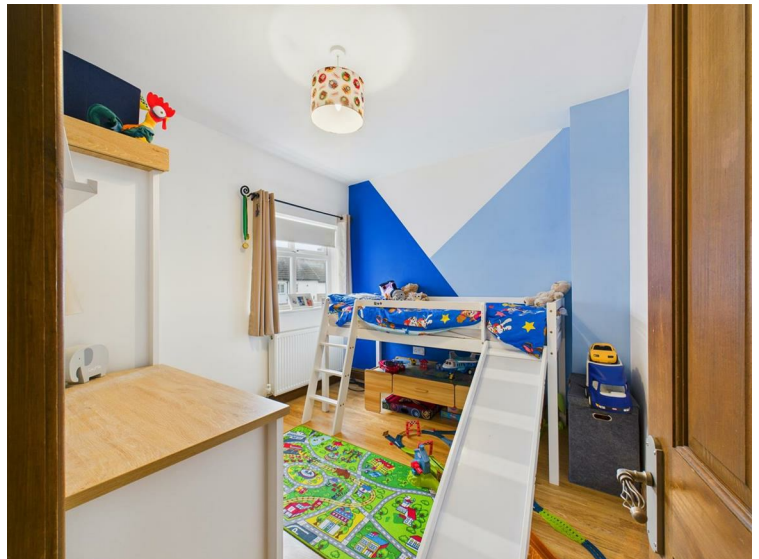
## BEDROOM 2

Window to front.



## BEDROOM 3

Window to rear.





## BATHROOM

An attractive bathroom with designer classic ball-footed bath with mixer tap/shower attachment, pedestal wash hand basin and low level WC, some wall tiling, extractor fan, heated towel rail and tiled floor. Window to front.



## LOFT

PLEASE NOTE THAT THIS AREA DOES NOT HAVE BUILDING REGULATIONS.



## OUTSIDE

Outside, the property includes a lawned garden to the front with central path leading to the front door. The enclosed rear garden is designed for easy maintenance, featuring a raised patio area, artificial lawn, and a side pedestrian access gate. Please note that the property does not have off-street parking, and West View is accessed on foot from either New Walk or Priory Avenue.



## ACCESS

It must be noted that the property does not have off-street parking and West View is accessed on foot from either New Walk or Priory Avenue.

## 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

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.

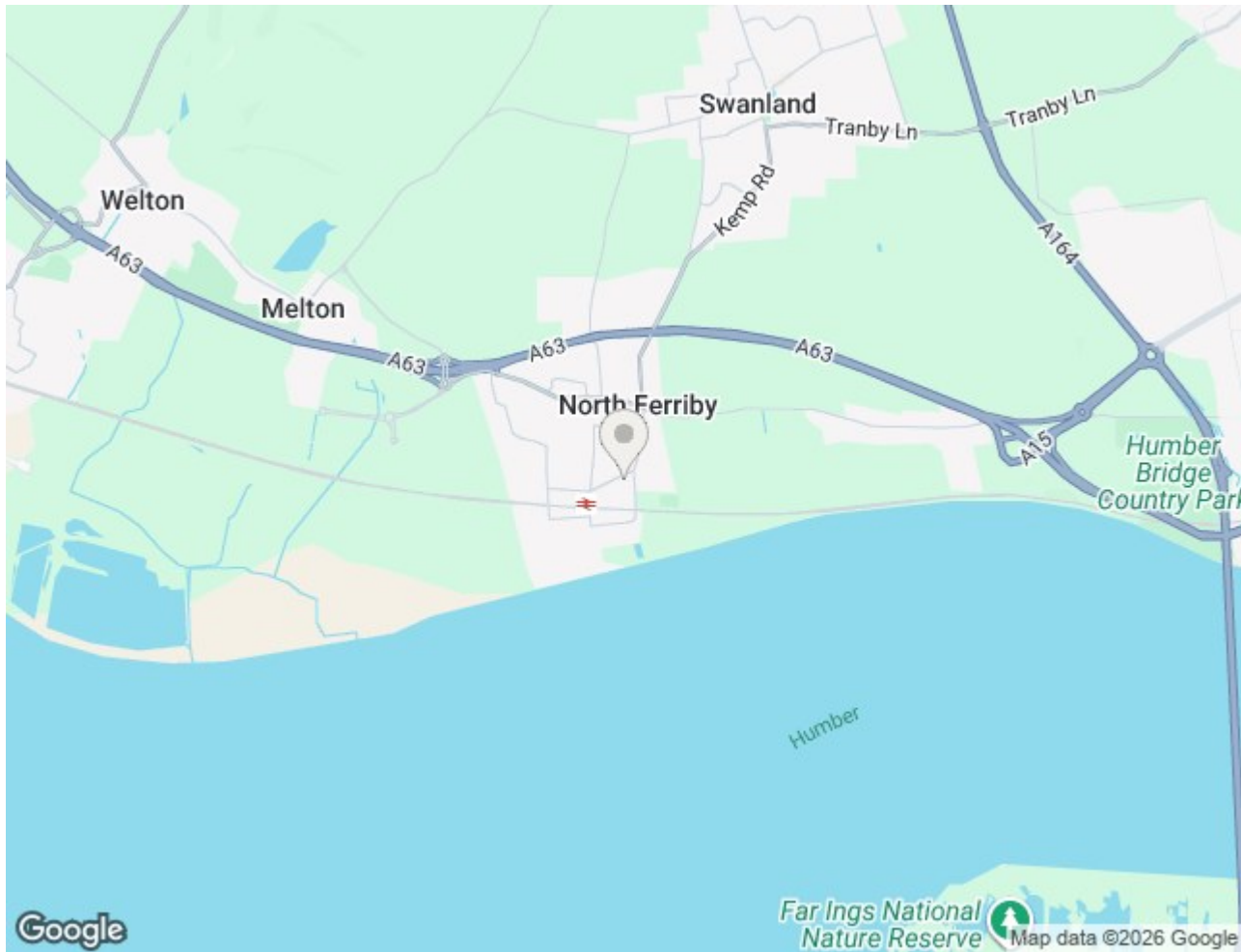
## *PHOTOGRAPH DISCLAIMER*

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.

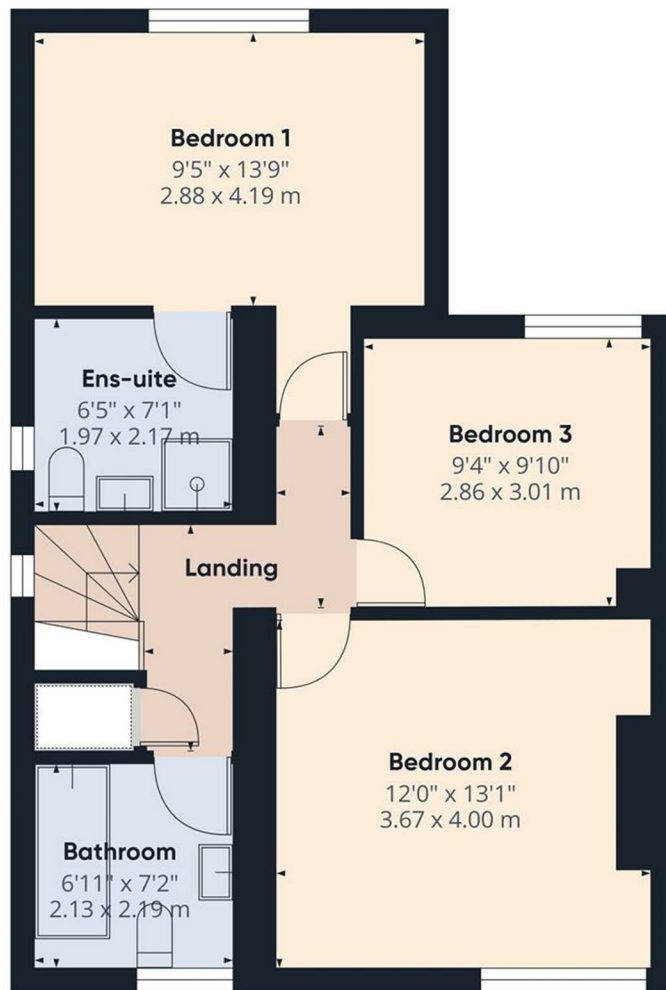
## *PROPERTY TO SELL?*

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.









Floor 1



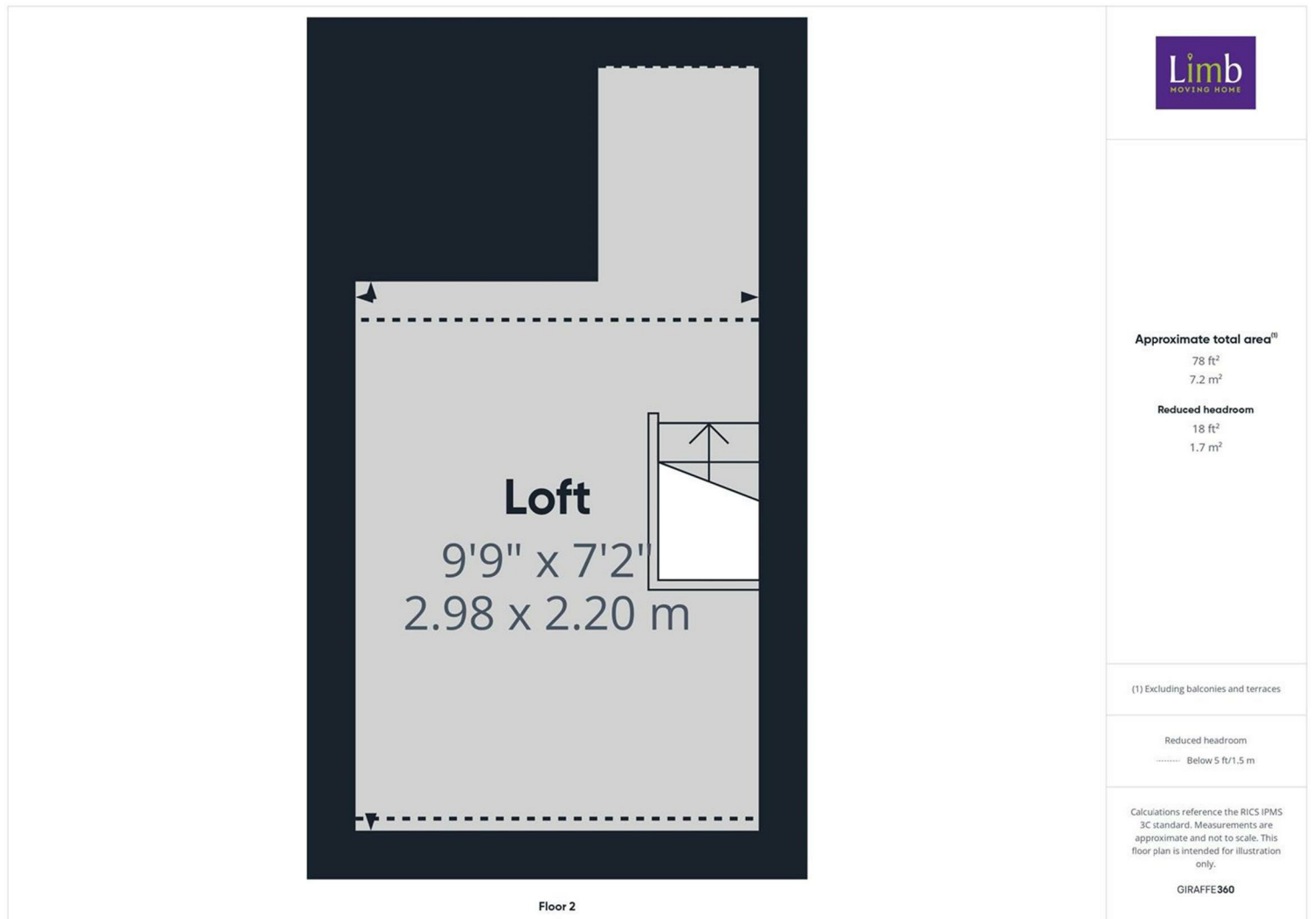
**Approximate total area<sup>(1)</sup>**  
526 ft<sup>2</sup>  
48.9 m<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	