

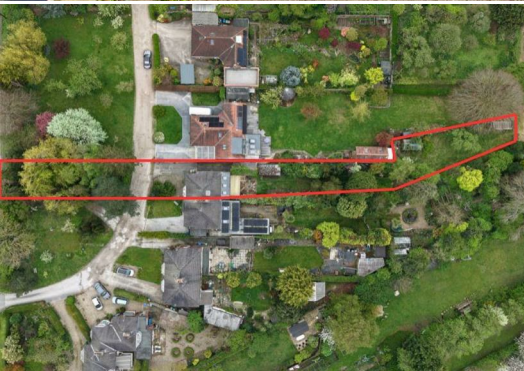
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Limb
MOVING HOME



Cassio, 8 Humberdale Drive, North Ferriby, East Yorkshire, HU14 3LB

- 📍 Semi-Detached House
- 📍 Stunning River Views
- 📍 Modernisation Opportunity
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 Versatile Loft Space
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = E

£285,000

INTRODUCTION

Situated along the highly sought-after Humberdale Drive, this three-bedroom semi-detached home occupies an enviable elevated position. Commanding stunning southerly views across the River Humber, the property offers a rare opportunity for a purchaser to modernise and potentially extend (subject to the necessary planning consents) to create a bespoke home in a premier location. Offered for sale with no chain.

The ground floor accommodation is traditional in its layout, comprising an entrance hall that leads into a front-facing dining room, a kitchen, and a separate living room. To the first floor, there are three bedrooms served by a shower room and a separate W.C. A notable addition is the space-saver staircase leading from the principal bedroom up to a versatile loft space.

While the property is functional, it would now benefit from a program of sympathetic modernisation throughout to bring it up to contemporary standards.

The property is set back behind a front driveway which extends to the side, providing ample off-street parking and leading to a detached garage. To the front, there is a pebbled and low planted garden area. The rear garden is a particular highlight, enjoying a southerly aspect and a panoramic backdrop of the Humber. The garden is primarily laid to lawn and includes a raised decked area which, while providing a perfect vantage point for the river views, requires a scheme of maintenance or replacement. There is a wooded area on the northern side of Humberdale Drive of which a portion of belongs to the subject property (see attached map).

LOCATION

Humberdale Drive is a private road situated off Ferriby High Road to the east of the village. 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

An attractive period door opens into an entrance vestibule, with a residential entrance door then opening in to:



ENTRANCE HALL

With stairs to first floor.

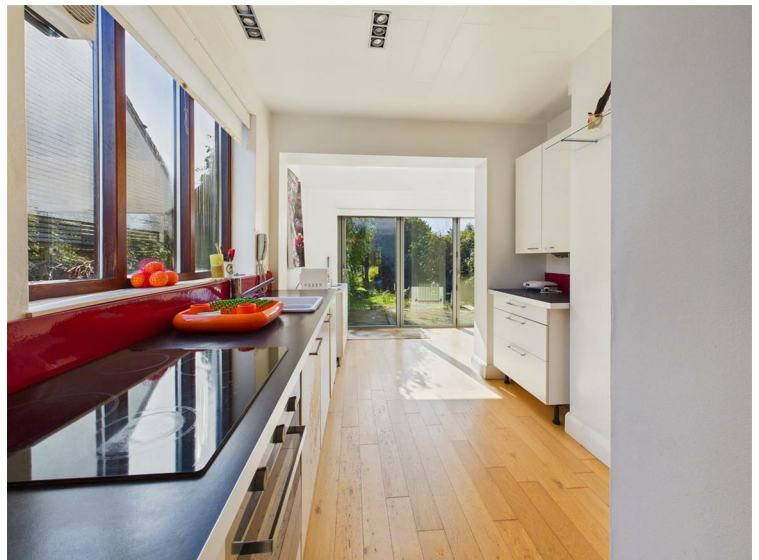
DINING ROOM

With bay window to front and fitted shelves to the corner.



KITCHEN

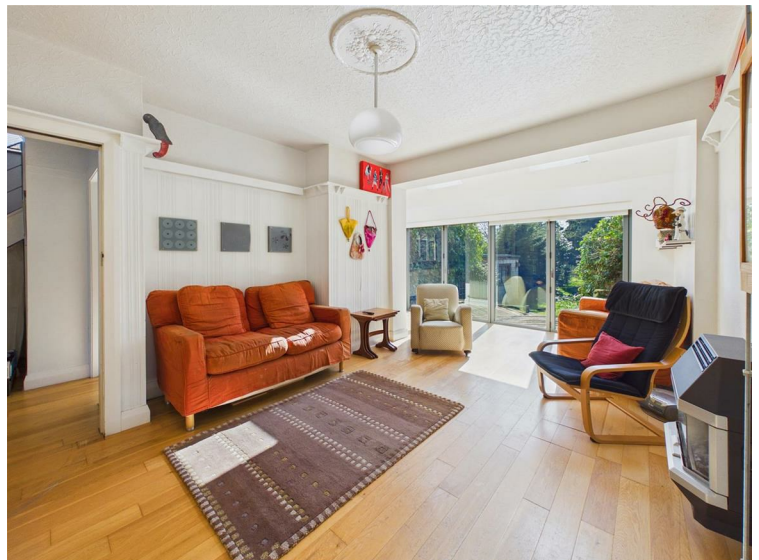
Comprising a range of fitted units and worksurfaces, integrated fridge and freezer and washing machine, four-ring electric hob, cooker and sink beneath window to the side.





LIVING ROOM

The room has been subject to an attractive extension with bi-fold doors and three skylights, with the space at the rear of the property being open and leading round to the kitchen.





FIRST FLOOR

LANDING

With a window to the side elevation.

BEDROOM 1

With a bay window to the front elevation, storage cupboard to corner and space saver staircase leading up to the loft.



BEDROOM 2

With fitted wardrobes, desk and dresser and a window to the rear elevation.



VIEW FROM BEDROOM 2



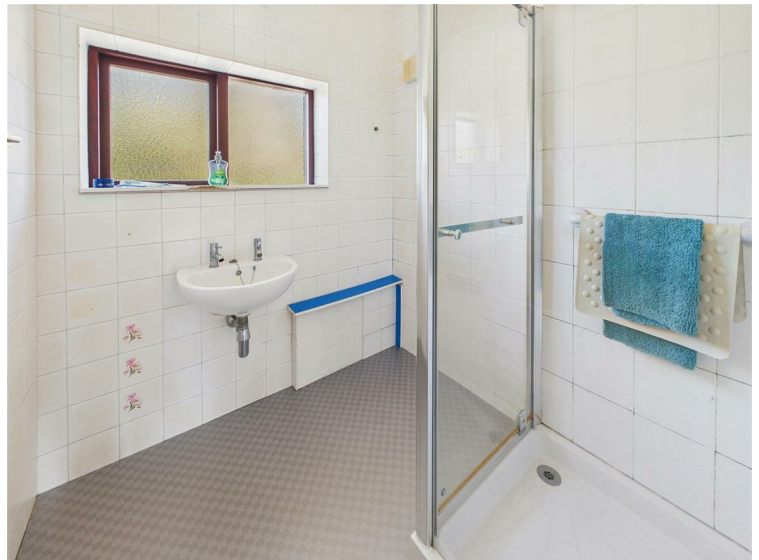
BEDROOM 3

Window to the rear elevation.



SHOWER ROOM

Half-tiled shower room, comprising a shower enclosure to corner and wash-hand basin beneath window to the front elevation.



W.C.

Low-flush W.C. and window to the front elevation.



SECOND FLOOR

LOFT

With Velux window to the rear elevation.
PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



OUTSIDE

The property is set back behind a front driveway which extends to the side, providing ample off-street parking and leading to a detached garage. To the front, there is a pebbled and low planted garden area. The rear garden is a particular highlight, enjoying a southerly aspect and a panoramic backdrop of the Humber. The garden is primarily laid to lawn and includes a newly built raised decked area which, while providing a perfect vantage point for the river views, requires a scheme of maintenance or replacement. There is a wooded area on the northern side of Humberdale Drive of which a portion of belongs to the subject property (see attached map).







DECKING

REAR VIEW



HEATING

The property has gas fired central heating.

GLAZING

The property has majority double glazing with the front doors being original single glazed.

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.

