Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









82 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BB

- No Onward Chain!
- 3 Good Sized Bedrooms
- Open Plan Living Concept
- Council Tax Band = TBC
- Semi-Detached House
- Off Street Parking
- South Westerly Rear Garden
- Freehold / EPC = D

£225,000

INTRODUCTION

Offered for sale with no onward chain, this well proportioned three bedroomed semi-detached house is situated within the popular village of North Ferriby and provides an appealing open plan layout complemented by off-street parking and a south-westerly facing rear garden.

The ground floor has been arranged with modern living in mind, with an open plan concept providing interconnected living, dining and kitchen areas. A separate utility room and ground floor W.C. provide useful additional facilities. Upon the first floor are three good sized bedrooms together with a shower room, creating practical and well balanced accommodation.

Outside, a driveway to the front provides off-street parking, while the enclosed rear garden enjoys a desirable south-westerly aspect and is mainly laid to lawn.

With its open plan living space, three well proportioned bedrooms and sunny rear aspect, the property provides a comfortable home in this highly regarded village location, with the added advantage of no onward chain.

LOCATION

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

Residential entrance door to:

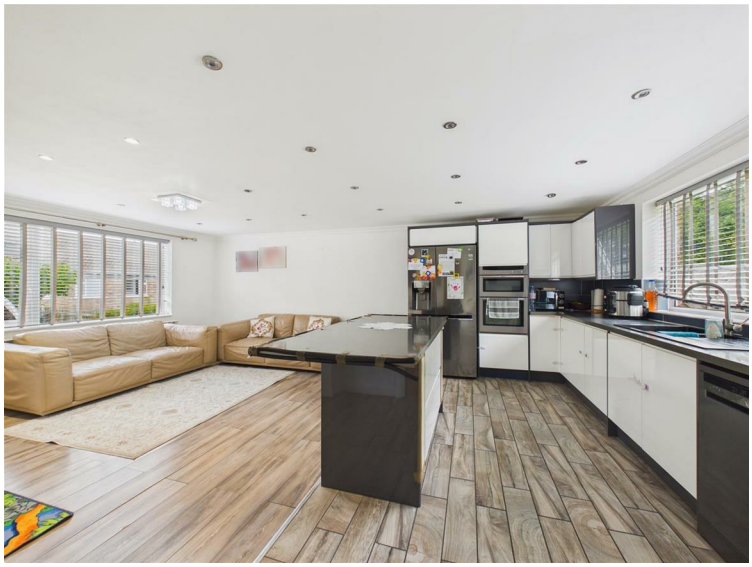
ENTRANCE HALL

Stairs to first floor.

OPEN PLAN LIVING KITCHEN

Fantastically sized open-plan space with well equipped kitchen to the rear and living area to the front. The living area, with a window to the front could also comfortably incorporate a dining area. A large island with breakfast bar area acts as partition between the kitchen and living areas, with the kitchen benefitting from contemporary fitted units and worksurfaces, space for a fridge-freezer, integrated double oven, additional integrated low-level oven, one-and-a-half sink & drainer beneath window to the rear, plumbing for a dishwasher and four-ring induction hob with extractor unit above. A tiled splashback runs throughout.





KITCHEN AREA



UTILITY

Comprising sink & drainer beneath window to the front, door and window to the rear patio, large understairs storage cupboard access and plumbing for a washing machine.



W.C.

Low-flush W.C. and window to side.

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

With window to the rear elevation and extensive fitted wardrobe space.



BEDROOM 2

Window to the front elevation and fitted wardrobe space.



BEDROOM 3

With window to the front elevation and fitted wardrobe and shelving units.



SHOWER ROOM

Comprising low-flush W.C. beneath window to the rear elevation, wash-hand basin and shower enclosure to corner. Tiled flooring throughout.



OUTSIDE

The rear garden boasts a westerly aspect, with a patio area to the immediate rear followed by a large lawn. The fencing has been recently replaced, with a secure gate providing access to the Plantation woodland public bridleway. The front of the property presents a gated driveway with parking for up to two vehicles.





HEATING

The property has the benefit of gas 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 TBC. 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.

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.

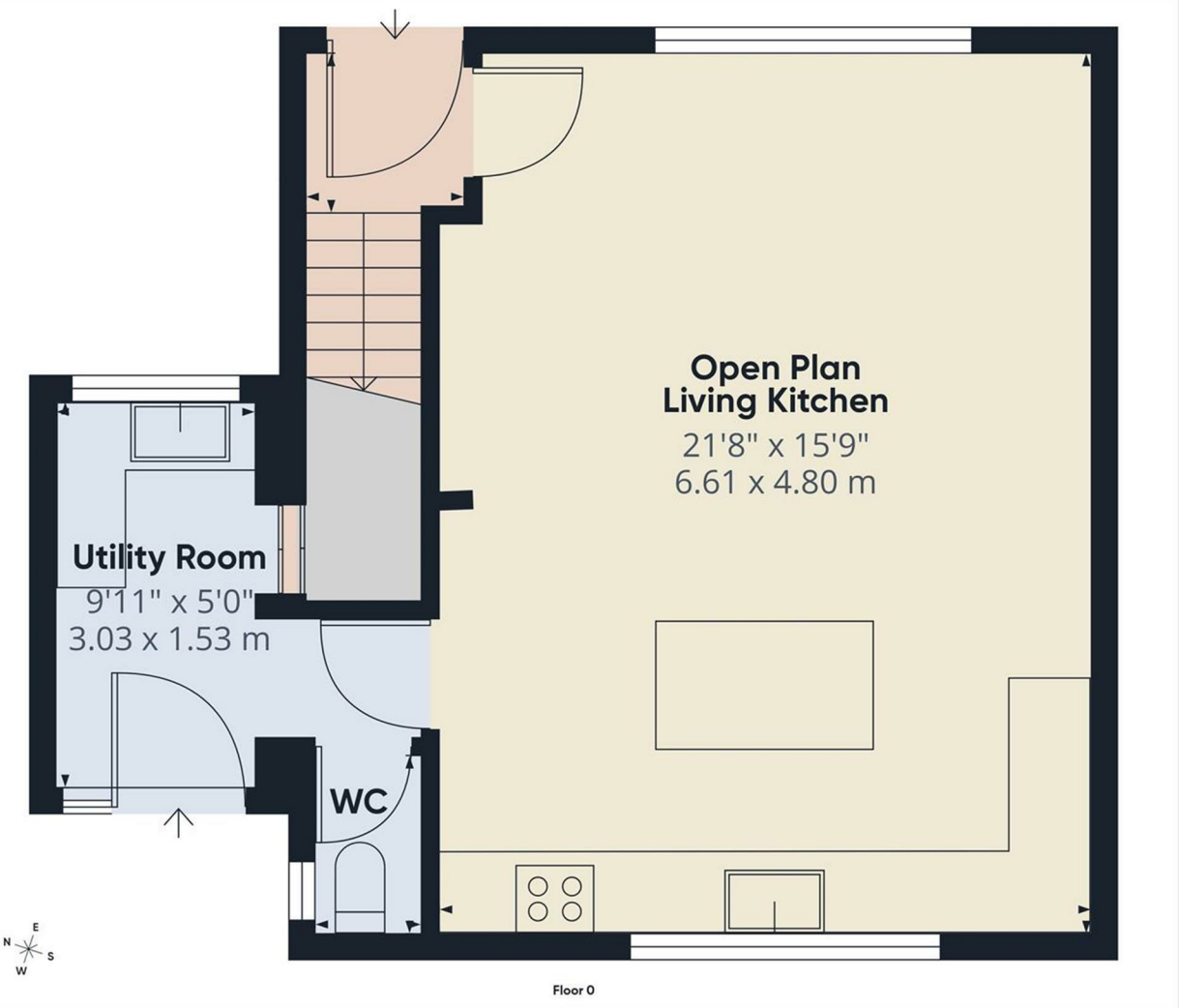
PROGRESSING AN OFFER

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.


Elloughton
Petuaria Wy
Welton
Welton Rd
Petuaria Wy
Melton
Petuaria Wy
North Ferriby
Petuaria Wy
Swanland
Tranby Ln
Kemp Rd
A164
Tranby Ln
A164
Clive Sullivan Wy
Humber
Google
Map data ©2026 Google



Floor 0

Approximate total area(1)

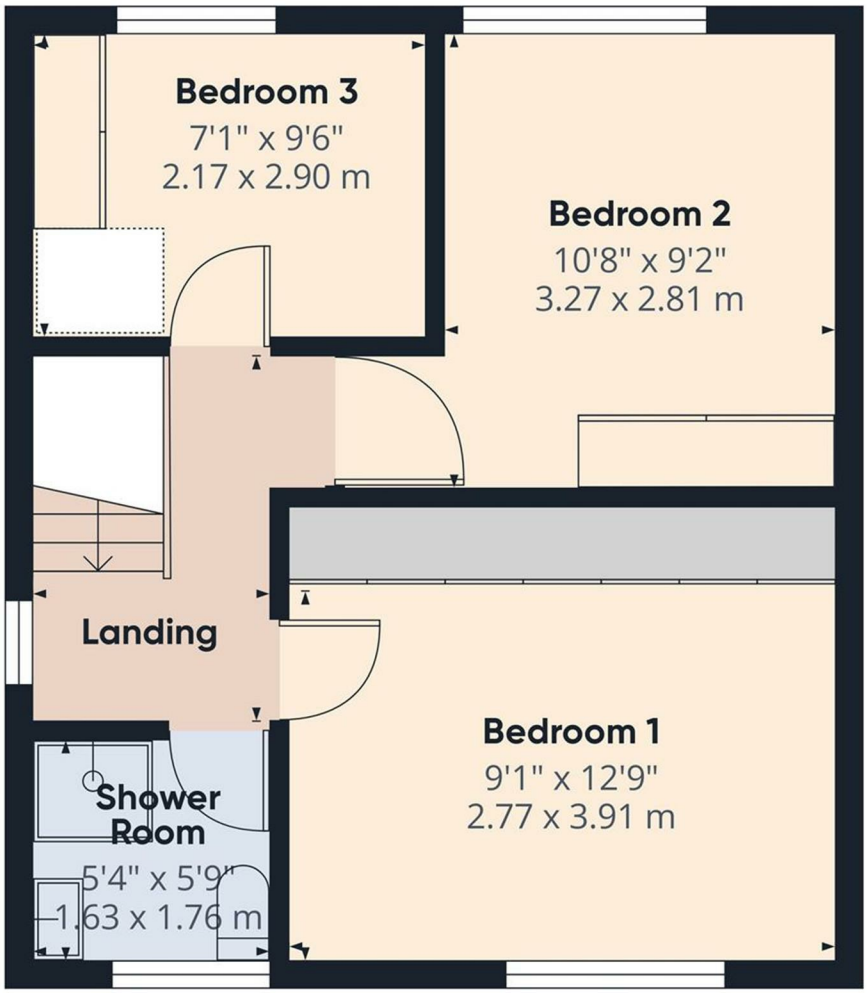
460 ft²

42.8 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



Floor 1

Approximate total area(1)

370 ft²

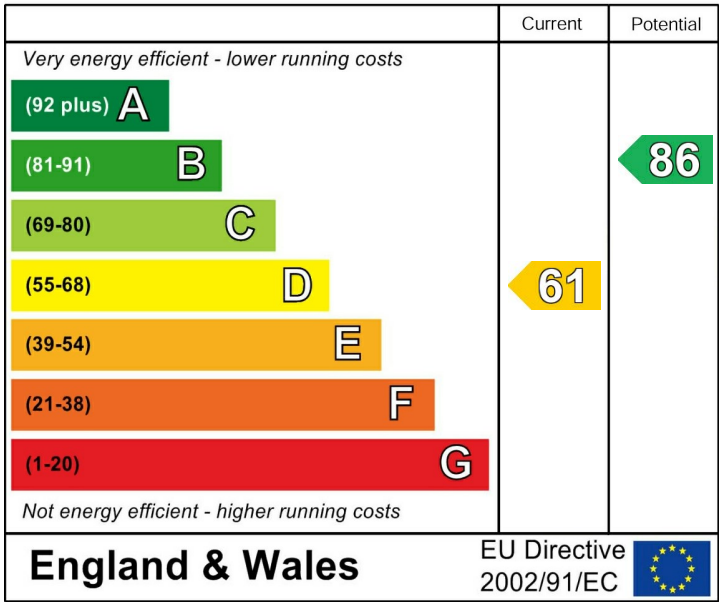
34.5 m²

(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

