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Limb
MOVING HOME









18 Old Pond Place, North Ferriby, East Yorkshire, HU14 3JE

- Outstanding Humber Views
- Stylish Dining Kitchen
- Westerly Garden & Decking
- Up To 4 Bedrooms
- Main Bedroom with En-Suite
- Double Garage & Parking
- Council Tax Band = F
- Freehold / EPC = D

£520,000

INTRODUCTION

Occupying an attractive position within the sought-after Old Pond Place cul-de-sac, this individual detached bungalow enjoys far-reaching southerly views across the River Humber towards the Lincolnshire Wolds. Offering spacious and versatile accommodation, the property has been tastefully updated by the current owners, including a newly fitted dining kitchen, redecoration, new carpets to selected rooms and the addition of a composite decked seating area overlooking the garden.

The well-proportioned accommodation is arranged entirely on one level and includes a spacious entrance hallway, generous lounge with feature fireplace and access to a conservatory, together with a stylish dining kitchen featuring an extensive range of contemporary fitted units and integrated appliances. A separate utility room provides additional practicality.

There are up to four bedrooms, offering flexibility for use as a formal dining room or study if preferred. The main bedroom benefits from fitted wardrobes, an adjoining dressing room and an en-suite shower room, whilst a further bathroom with both bath and separate shower enclosure serves the remaining bedrooms.

Outside, a block-set driveway provides off-street parking and access to a double garage with automated door. The established gardens lie principally to the western side of the bungalow and incorporate a lawn, mature planted borders and patio areas. A recently installed composite decked seating area adjoining the conservatory provides an attractive additional space from which to enjoy the garden and surrounding outlook.

A particularly appealing detached bungalow combining generous accommodation, recent improvements and an excellent North Ferriby setting, with the added benefit of outstanding views across the Humber.

LOCATION

Old Pond Place is an exclusive cul-de-sac development situated off Ings Lane to the south of the village centre. 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

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

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE HALLWAY

An 'L' shaped hallway being particularly spacious and complete with Amtico flooring. There is a cloaks cupboard and also a large airing cupboard with shelving and hot water cylinder.



CLOAKS/W.C.

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

DINING KITCHEN

Having a range of stylish shaker style base and wall units with complementing worktops incorporating a ceramic one and a half bowl sink and drainer, oven, warming drawer, induction hob with filter above, fridge/freezer and dishwasher. There are two windows to the south elevation providing some stunning views across the river.





KITCHEN AREA





DINING AREA



UTILITY ROOM

With fitted units, one and a half bowl sink and drainer, plumbing for a washing machine and space for further appliances. Internal door to garage and external door to rear.



LOUNGE

Featuring a marble fireplace housing an electric fire flanked by two windows providing southerly views across the River Humber. Double doors lead through to the conservatory.



CONSERVATORY

Enjoying a view across the garden and to the south across the River and towards the Lincolnshire Wolds. Double doors lead out to the composite decked seating area.



DINING ROOM/BEDROOM 4

Window providing a view of the garden.



BEDROOM 1

With an extensive range of fitted furniture including wardrobes and drawers. Windows providing views across the garden.





DRESSING ROOM

With fitted wardrobes and dressing table.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, cabinet with wash hand basin and low flush W.C. Tiling to walls and heated towel rail.



BEDROOM 2

With fitted furniture comprising wardrobes, dressing table and drawers. Bay window to the front elevation.



BEDROOM 3/STUDY

With fitted furniture including desk, drawers and wardrobe. Window to the front elevation.



BATHROOM

With suite comprising a bath with mixer tap, shower enclosure, cabinet with wash hand basin, low flush W.C. and tiling to the walls and floor.





OUTSIDE

A block set driveway provides parking for two vehicles and access to the double garage with automated entry door. Views are available to the south and the main garden lays to the western side of the bungalow with lawn, composite decked patio and mature borders. There is a further gravelled seating area to the side of the garage with pergola providing an ideal space to enjoy the southerly river views.





PATIO AREA





REAR VIEW





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC 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 F. 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.

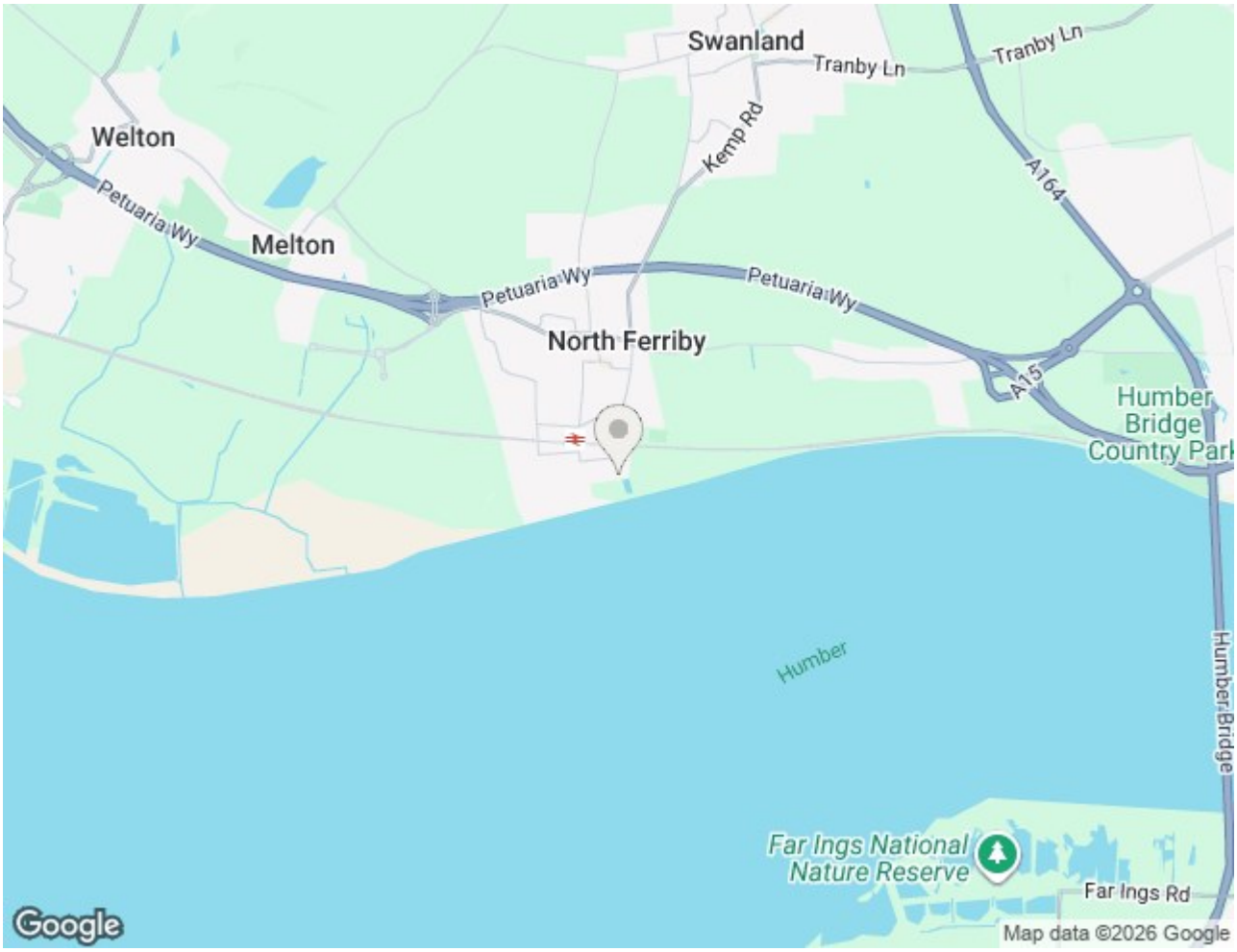
PROGRESSING AN OFFER

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.

NAEA National Association of
The Property Ombudsman
OnTheMarket.com
Property Photography Academy


Swanland
Tranby Ln
Tranby Ln
Welton
Kemp Rd
A164
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
Humber
Humber Bridge
Far Ings National Nature Reserve
Far Ings Rd
Google
Map data ©2026 Google



Approximate total area(1)

1708 ft²

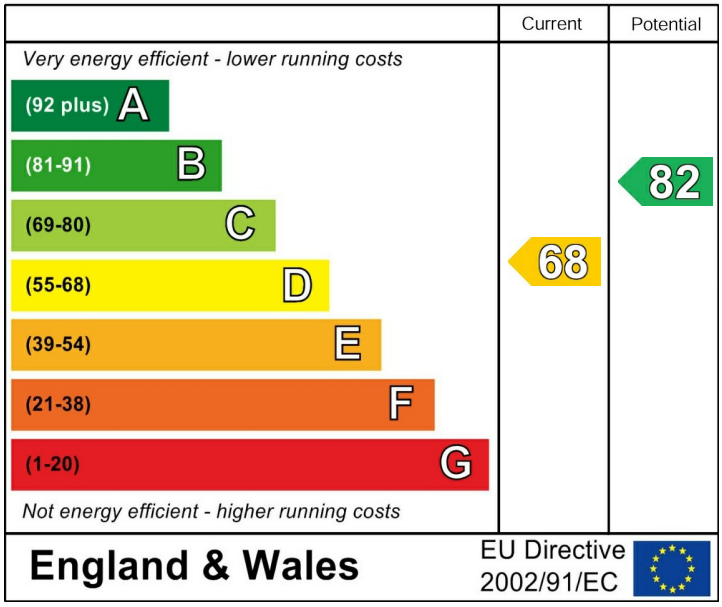
158.6 m²

(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

