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Limb
MOVING HOME











Plot 50, The Haxby, Ferriby Meadows, North Ferriby, East Yorks., HU14 3GU

- The Haxby
- Superb New Build
- By Beal Homes
- Council Tax Band = TBC
- Detached House
- 4 Bedrooms
- Integral Garage
- Freehold/EPC = B*

£475,000

INTRODUCTION

The Haxby is a stunning, four-bedroom detached home with serious kerb appeal. Inside, the interiors continue to provide the wow factor, with a large, bright entrance hall leading the way to different areas of the house. The front of the property is made up of a large lounge, the perfect living space for all the family. Picture relaxing in the evenings in front of the TV, inviting friends for games nights and parties or hosting a big, traditional family Christmas. To the rear of the property is a fantastic, open plan kitchen and dining space – contemporary and elegant, it's the perfect place creating your culinary masterpieces and enjoying mealtimes. A separate utility room is the perfect place to store white goods and hide away the ironing pile, whilst the convenient downstairs cloakroom and under stairs storage is an absolute must for a busy family. A large, integral garage space is the icing on the cake.

Upstairs, the magic continues – with four large bedrooms just waiting to be filled. The master bedroom and bedroom two are both served by their own en-suite, with bedroom 3 and 4 enjoying a large family bathroom. All have plenty of room for wardrobes or built-in storage, If you're searching for a beautiful family home, look no further than The Haxby.

KEY FEATURES

- 2 year Beal Homes Warranty along side 10 year NHBC Warranty, for your peace of mind
- HBF 5 Star Housebuilder for 6 Years running
- Flooring included throughout including tiling to bathroom and wc
- Luxury bathrooms
- A range of schemes to help you move including Part Exchange
- High standard Specification
- Energy efficient homes helping you save on your utility bills
- Great local amenities right on your door step and popular local schools
- SMEG appliances included as standard

SITE OPENING TIMES

Open Daily 10am to 5pm.

LOCATION

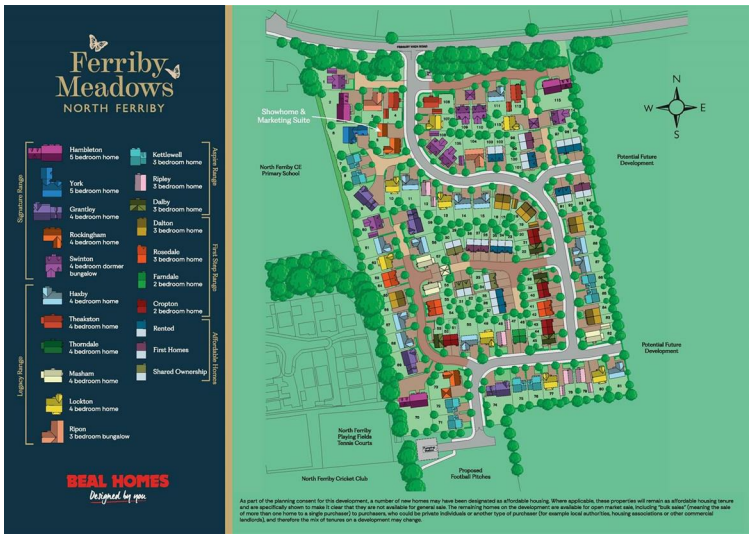
Ferriby Meadows, in the picturesque village of North Ferriby, offers an exceptionally rare opportunity to own a luxury new home in one of East Yorkshire's most sought-after communities.

Nestled on the edge of the beautiful Yorkshire Wolds, North Ferriby dates back to 900AD when the first Danish settlers arrived in the area. In fact, the name North Ferriby originates from the Danish "Ferja bi" – translating to "a place by a ferry".

With excellent facilities including a popular pub, shops and health services, North Ferriby offers an enviable village lifestyle in a superbly convenient location. Situated just seven miles outside of Hull, and with rail and road links to Leeds, York and beyond, the village is a hugely-desirable haven for families, couples and professionals alike.

Ferriby Meadows is an exceptional collection of prestigious two, three, four and five bedroom homes.

Beal Homes will work closely with you to create a luxury, contemporary home perfectly tailored to your lifestyle and tastes. Your Beal home – designed by you.



PHOTOGRAPHY

SOME IMAGES ARE TAKEN FROM A SLIGHTLY DIFFERENT HOUSETYPE STYLE AND ARE PROVIDED TO SHOW THE CLOSEST RESEMBLANCE TO THE HOUSETYPE YOU ARE CURRENTLY VIEWING, DUE TO THE DEVELOPER NOT HAVING A SHOW HOME OF EVERY HOUSETYPE AVAILABLE. PLEASE CONSULT WITH THE SALES TEAM FOR FURTHER INFORMATION.

*PREDICTED EPC**

We are advised by the builders, Beal Homes, that the predicted EPC rating should not exceed a 'B'.

HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. We would recommend a purchaser make their own enquiries to verify this.

AGENTS NOTE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer as brick and tile colours may vary between plots. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.
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.
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.

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
APPROVED CODE
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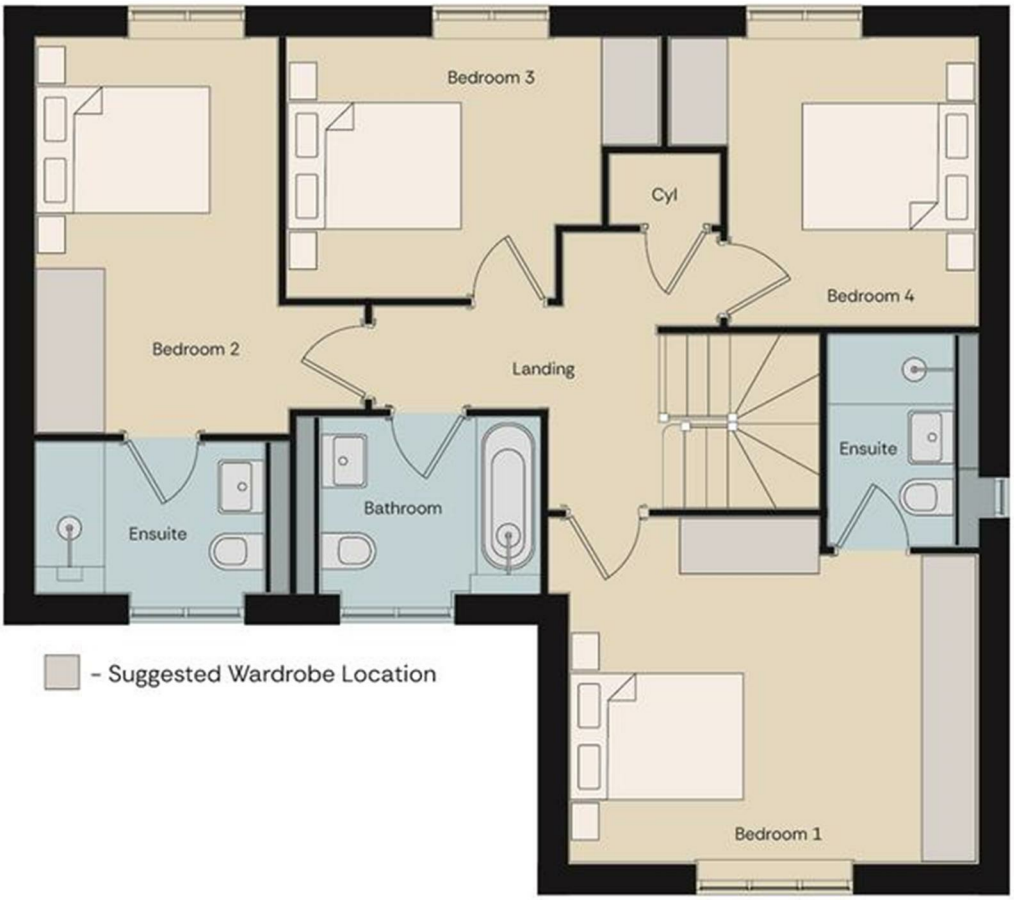

Swanland
Tranby Ln
Tranby Ln
Welton
Kemp Rd
A164
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
Boothferry Rd
North Ferriby
A15
Humber Bridge Country Park
Humber
Humber Bridge
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Ground Floor

Kitchen/Dining	6.72m x 3.10m	22′ x 10′ 2″
Living	4.38m x 4.37m	14′ 4″ x 14′ 4″

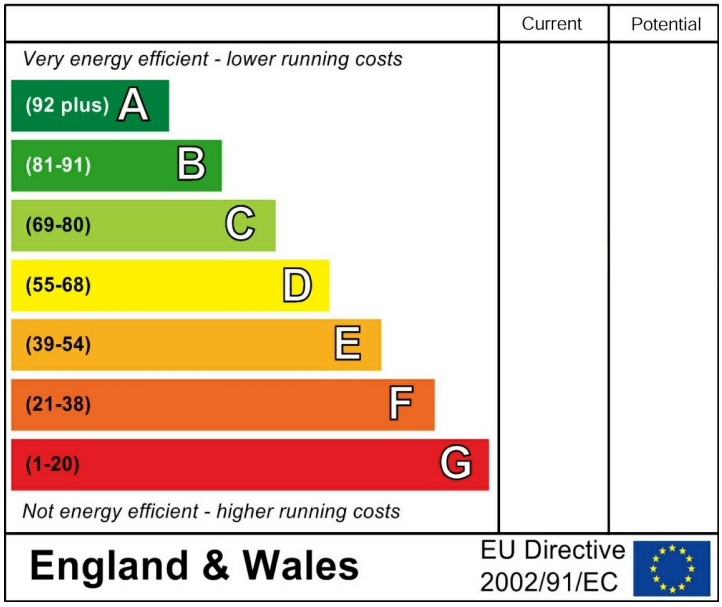
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indictive and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



First Floor

Bedroom 1	4.60m x 3.70m	15′ 1″ x 12′ 1″
Bedroom 2	3.53m x 4.26m	11′ 6″ x 13′ 11″
Bedroom 3	3.93m x 2.8m	12′ 10″ x 9′ 2″
Bedroom 4	3.28m x 3.10m	10′ 9″ x 10′ 2″

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

