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Matthew  
**Limb**  
MOVING HOME



*35 Woodgates Lane, North Ferriby, East Yorkshire, HU14 3JR*

- 📍 End Of Terrace Cottage
- 📍 Very Spacious Accom.
- 📍 3 Good Bedrooms
- 📍 2 Receptions
- 📍 Breakfast Kitchen
- 📍 Rear Garden
- 📍 No Chain Involved
- 📍 EPC - D

**£235,000**



## INTRODUCTION

This particularly spacious double fronted traditional cottage stands along the highly regarded Woodgates Lane, North Ferriby. Ready to move straight into, with no chain involved, the property has central heating, double glazing and briefly comprises a hallway, twin aspect lounge, dining/sitting room and a breakfast kitchen. Upon the first floor are three good bedrooms and a bathroom. Parking is "on street" and to the rear there is a raised paved garden. The property is situated along the highly regarded Woodgates Lane and stands adjacent to the overpass of the A63.

## LOCATION

The property is situated on the established and sought after Woodgates Lane. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including a post office, doctors 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 the railway station which can be found a short walk away and there is also convenient access to the A63 leading to Hull City Centre to the east, the Humber Bridge and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A central hallway with stairs leading up to the first floor.

### LOUNGE

19'10" x 11'10" approx (6.05m x 3.61m approx)

With bow window to front elevation and window to the rear. Feature cast fireplace to chimney breast.



### ALTERNATIVE VIEW



### DINING/SITTING ROOM

10'10" x 10'4" approx (3.30m x 3.15m approx)

With bow window to front elevation. Cast fireplace to chimney breast.



### BREAKFAST KITCHEN

18'4" x 7'1" approx (5.59m x 2.16m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, integrated oven, four ring gas hob with filter above and plumbing for an automatic washing machine and dishwasher. Tiling to the floor. Window and door to rear.



### FIRST FLOOR

## LANDING

Window to front elevation.

## BEDROOM 1

15'8" x 10'4" approx (4.78m x 3.15m approx)

Window to front elevation.



## BEDROOM 2

11'9" x 11'3" approx (3.58m x 3.43m approx)

Window to front elevation.





### BEDROOM 3

15'8" x 8'1" approx (4.78m x 2.46m approx)  
Window to rear elevation.



### BATHROOM

9'10" x 7'1" approx (3.00m x 2.16m approx)  
With bath, corner shower cubicle, wash hand basin and W.C. Tiling to the floor and walls.



### OUTSIDE

Parking is "on street" to the front. There is a garden area to the front and access is available through a side passage leading to the rear. The property has a raised paved terrace garden and there is also a useful outbuilding.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.

## *STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

## *VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





### Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)




### First Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.6 sq. feet)

## Energy Efficiency Rating

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

55

81

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

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