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Matthew
Limb
MOVING HOME



55 High Street, North Ferriby, East Yorkshire, HU14 3EP

📍 Charming Cottage

📍 Desirable Village

📍 Garage & Parking

📍 Superb South Facing Garden

📍 Two Reception Rooms

📍 Two Bedrooms

📍 Modern Bathroom

📍 EPC=

£245,000

INTRODUCTION

This charming period cottage is situated within the very desirable village of North Ferriby and has a superb south facing rear garden plus a garage and parking. The interior has been updated over the years and the accommodation includes an entrance porch, reception room with electric stove and oak lintel which opens through to a sitting room with feature fireplace. The kitchen is situated to the rear and has space for a breakfast table. To the first floor are two bedrooms and a modern bathroom with rolltop bath. The property has the benefit of gas central heating to radiators and uPVC double glazing.

To the front of the property is a garden area with slate chippings and low wall boundary. Directly adjoining the rear of the property is an enclosed decked area with a gate opening out to the access point to the rear and garage plus off street parking and lawned garden beyond.

LOCATION

The property is located on High Street close to the centre of the village. North Ferriby offers a good range of local shops including a post office, doctor's surgery and convenience store. There are also a number of amenities and recreational facilities plus a well-reputed primary school with secondary schooling at nearby South Hunsley. The village also boasts a railway station and convenient access is available to the A63 leading into Hull City Centre to the east, the Humber bridge, Lincolnshire and Humberside airport nearby and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

RECEPTION ROOM

13'5" x 13'0" approx (4.09m x 3.96m approx)

With inset fireplace with electric stove upon a slate hearth with oak lintel above. Stairs to the first floor off, useful alcove cupboard and opening through to the sitting room.





SITTING ROOM

13'6" x 13'5"(narrowing to 11.3") approx (4.11m x 4.09m(narrowing to 3.35m.0.91m) approx)

With feature fire surround housing an electric fire, window to rear elevation.



KITCHEN

16'6" x 6'6" approx (5.03m x 1.98m approx)

Having a range of fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer with shower style tap, cooker point, space for undercounter fridge and plumbing for automatic washing machine. There is space for a breakfast table and an external access door leads to the rear enclosed deck.



FIRST FLOOR

LANDING

BEDROOM 1

13'5" x 13'0" approx (4.09m x 3.96m approx)
With built in wardrobe and window to front elevation.



BEDROOM 2

11'0" x 7'2" (narrowing to 6'2") approx (3.35m x 2.18m (narrowing to 1.88m) approx)
Window to rear elevation.



BATHROOM

With modern suite comprising a rolltop claw foot bath with shower attachment, pedestal wash hand basin and low flush W.C.. There is a storage cupboard which also houses the gas central heating boiler.



OUTSIDE

Directly adjoining the rear of the property is an enclosed yard with timber decking. A gate leads to a shared driveway which runs to the rear of the adjoining properties. Beyond the shared drive is a garage with parking to the side. A lawned garden extends beyond the garage and parking area enjoying a south facing aspect. There is a vegetable patch and greenhouse.



GARAGE & PARKING



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

Purchase Price of Property

£0 - £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIME DAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	