

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



57 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT

📍 Semi Detached House

📍 Ideal For A Family

📍 Corner Style Plot

📍 Council Tax Band = C

📍 3 Bedrooms

📍 Great Outdoor Space

📍 Driveway & Garage

📍 Freehold/EPC = C

£290,000

INTRODUCTION

Enjoying a prime position in a highly favoured North Ferriby location, this spacious three-bedroom traditional bay-fronted semi-detached house is an ideal family residence. The property sits on a desirable corner plot with generous wrap-around gardens, including lawns, a large sunny patio, a summerhouse, and a garden chalet plus a driveway which gives access to the single garage. The accommodation features a welcoming entrance hall, downstairs cloaks/W.C., a superb lounge flowing into the dining room via bi-fold doors, and a kitchen. To the first floor are three good-sized bedrooms, two benefiting from Hammonds fitted furniture, and a feature family bathroom. With gas central heating and uPVC double glazing, this lovely home offers a superb lifestyle, and viewing is strongly recommended.

LOCATION

The property is situated along Riverview Avenue and enjoys a very pleasant outlook to the front. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a doctor's 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 a railway station which can be found a short walk away and convenient access is available to the A63 leading into Hull city centre to the east, the Humber Bridge or the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With a staircase leading up to the first floor.

CLOAKS/W.C.

With low level W.C. and wash hand basin.

LOUNGE

13'5" x 16'10" approx (4.09m x 5.13m approx)

Into deep bay window to front elevation. There is a feature marble fireplace housing an electric fire. Double bi fold doors open through to the dining room capable of making it one large through area.



DINING ROOM

10'5" x 10'4" approx (3.18m x 3.15m approx)

Picture window to rear elevation.



KITCHEN

13'0" x 10'0" approx (3.96m x 3.05m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, plumbing for automatic washing machine and dishwasher, cooker slot with extractor hood above, external access door to side.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

14'8" x 11'5" approx (4.47m x 3.48m approx)

Up to face of fitted Hammonds wardrobes providing excellent storage space with hanging, shelving and drawers.



BEDROOM 2

13'6" x 12'3" approx (4.11m x 3.73m approx)

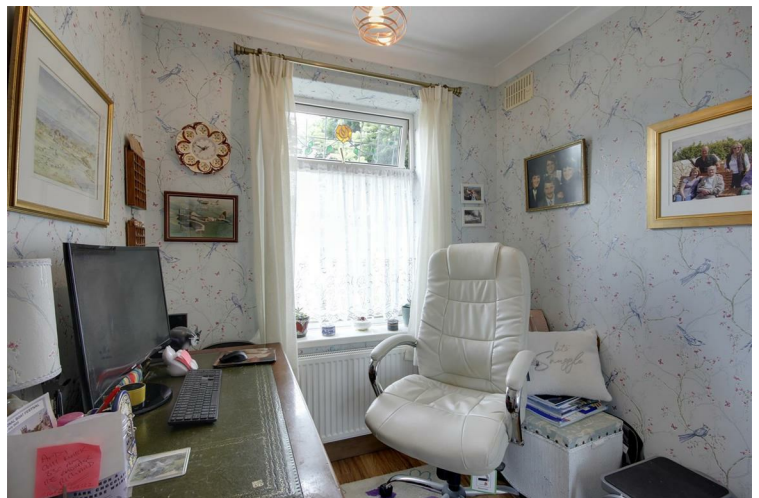
With a range of fitted Hammonds wardrobes, window to rear elevation.



BEDROOM 3

8'5" x 7'0" approx (2.57m x 2.13m approx)

Window to front elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, spar bath with shower over and screen.



OUTSIDE

Occupying a desirable corner plot, this property boasts delightful gardens offering various spaces to enjoy throughout the day. The gardens wrap around, creating a diverse environment with lush lawns, a perfect patio for al fresco dining, and a wonderful summerhouse featuring a log burner for year-round enjoyment. A sunny garden chalet offers a bright and airy space. A side driveway offers convenient parking and leads to the single garage.





SUMMERHOUSE & PATIO



DRIVE & GARAGE



STREET VIEW



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

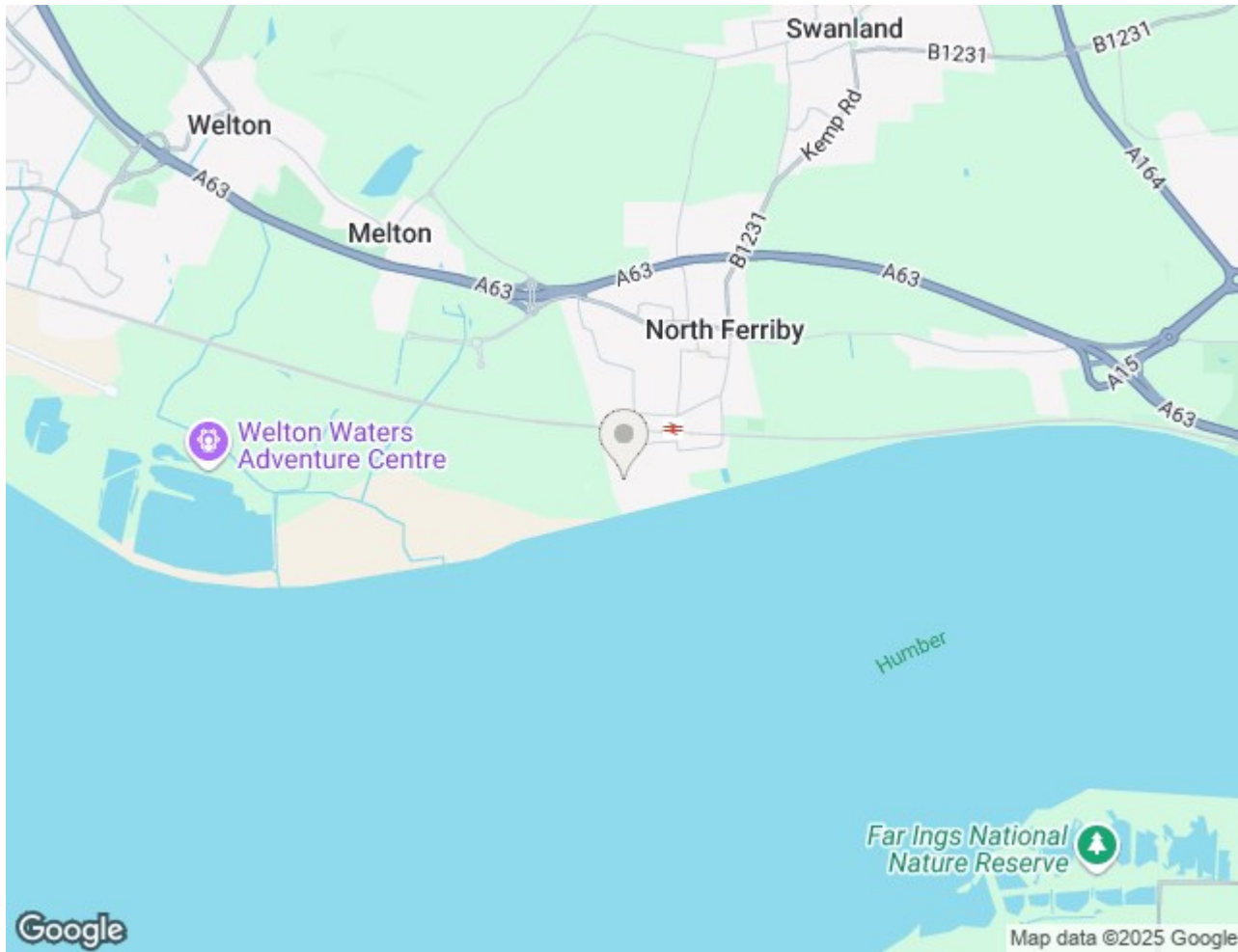
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



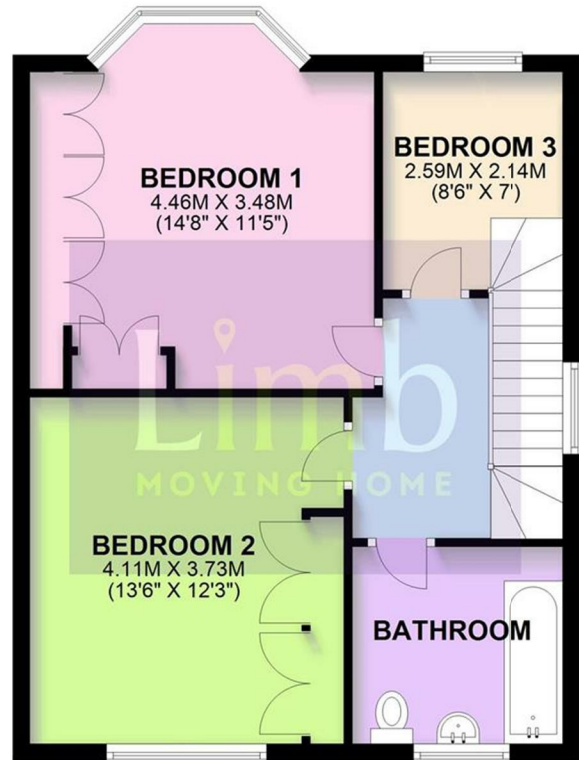
GROUND FLOOR

APPROX. 52.7 SQ. METRES (567.0 SQ. FEET)




FIRST FLOOR

APPROX. 50.9 SQ. METRES (547.6 SQ. FEET)



TOTAL AREA: APPROX. 103.6 SQ. METRES (1114.6 SQ. FEET)
57 RIVERVIEW AVENUE

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		
England & Wales	EU Directive 2002/91/EC	

72

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	