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Matthew  
**Limb**  
MOVING HOME



*7 Collier Close, North Ferriby, East Yorkshire, HU14 3EE*

- 📍 Attractive Det. House
- 📍 Sought After Cul-De-Sac
- 📍 Ready to Move Into
- 📍 Four Double Bedrooms
- 📍 Stylish Bath and En-Suite
- 📍 Double Garage
- 📍 Gardens to South & West
- 📍 EPC = C

**£459,950**

## *INTRODUCTION*

This four bedroom detached house stands in the corner of a sought after cul-de-sac, situated off Station Road. Ready to move into yet affording plenty of potential this lovely home is ideal for a family being close to the village centre and a variety of shops and amenities. Gardens wrap around the house to the south and west elevations providing a very private space to relax and enjoy. The accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, cloaks/W.C, lounge with feature angled bay window, separate dining room, breakfast kitchen and good sized utility. At first floor are four double bedrooms, served by recently upgraded en-suite to the main and a separate family bathroom. The property also has the benefit of an attached double garage.

## *LOCATION*

The property is attractively situated to one corner of this highly sought after residential cul-de-sac, itself located off the desirable setting of Station Road, close to the village centre. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including a doctor's surgery, convenience store, coffee shops, busy public house and restaurant. There are 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 which can be found a short walk away and immediate access is available to the A63 leading into Hull city centre to the east or the national motorway network to the west.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALL*

A centrally arranged entrance hall with a lovely turning staircase leading up to the first floor.



### *ALTERNATIVE VIEW*

### *CLOAKS/W.C*

With low level W.C and wash hand basin.

### *LOUNGE*

24'0" x 12'0" approx (7.32m x 3.66m approx)  
Plus an angled corner bay window tot he front elevation. This spacious room has an aspect to the front with a bay window and patio doors leading out to the rear. There is a feature fire surround with marble hearth and backplate housing a living flame gas fire.



### *DINING ROOM*

9'10" x 10'2" approx (3.00m x 3.10m approx)  
Extending to 12'9" into bay window to rear elevation.



### *KITCHEN*

14'9" x 10'7" approx (4.50m x 3.23m approx)

With a range of fitted base and wall mounted units, one and a half sink and drainer, integrated double oven, four ring hob, filter hood above, plumbing for dishwasher, circular eating peninsula, windows to rear and side elevations.



### *UTILITY ROOM*

9'0" x 7'9" approx (2.74m x 2.36m approx)

A good sized utility room with sink and drainer units, wall mounted gas fired central heating boiler, external access door to side garden.

### *FIRST FLOOR*

### *LANDING*



### *BEDROOM 1*

16'2" x 11'8" approx (4.93m x 3.56m approx)  
Plus angled bay window to front elevation. A stunning room with fitted wardrobes.



### *ALTERNATIVE VIEW*



### *EN-SUITE BATHROOM*

Luxuriously and recently appointed this stylish bathroom comprises a low level W.C, wash hand basin with cabinet and mirror over, panelled bath with shower over and screen, heated towel rail.



### *BEDROOM 2*

11'3" x 10'8" approx (3.43m x 3.25m approx)  
With fitted wardrobes, window to rear.



### *BEDROOM 3*

12'4" x 10'9" approx (3.76m x 3.28m approx)  
Fitted wardrobe, window to side.



### *BEDROOM 4*

12'0" x 7'4" approx (3.66m x 2.24m approx)  
Fitted wardrobe, window to rear.



### *BATHROOM*

A recently installed bathroom with low level W.C, wash hand basin in cabinet, panelled bath with shower over and screen, heated towel rail.



### *OUTSIDE*

The property occupies a good sized corner plot and is approached across a driveway which leads onwards to the attached double garage with an automated up and over entry door. The gardens wrap around the house to the south and west elevations providing a particularly sunny aspect. The gardens are mainly lawned with mature borders which provide a great deal of privacy.



### *PATIO AREA*



## REAR VIEW OF THE PROPERTY



## 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

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.

*VIEWING APPOINTMENT*

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

SELLERS NAME(S) .....



**Ground Floor**

Approx. 101.8 sq. metres (1096.2 sq. feet)



**First Floor**

Approx. 73.8 sq. metres (794.8 sq. feet)



Total area: approx. 175.7 sq. metres (1891.0 sq. feet)

