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**Limb**  
MOVING HOME



*9 The Rise, North Ferriby, East Yorkshire, HU14 3EG*

- 📍 Individual Detached Bungalow
- 📍 Very Attractive Plot
- 📍 Highly Desirable Location
- 📍 Council Tax Band = F
- 📍 3 Bedrooms
- 📍 Lounge + Dining Room
- 📍 Double Garage
- 📍 Freehold/EPC = D

**£425,000**



## INTRODUCTION

This super three bedroomed detached bungalow stands in lovely gardens in a highly desirable location. The well maintained property provides a good blend of living space and bedrooms, together with the practicalities of ample parking, double garage and lovely gardens. With central heating and uPVC frame double glazing, the accommodation is depicted on the attached floorplan and briefly comprises a central hallway, large lounge, dining room, conservatory, kitchen, utility, three bedrooms, shower room to bed 1 and a separate bathroom. The well stocked gardens extend to front, side and rear of the bungalow having many areas of interest.



## LOCATION

The Rise is a small residential cul-de-sac situated off Aston Hall Drive. The location is a particularly attractive feature being close to the village centre as Aston Hall Drive runs off High Street. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of shops and amenities including a convenience store, doctors surgery and a number of independent traders. The village also benefits from a variety of amenities and recreation facilities plus a well reputed primary school with secondary school at nearby South Hunsley in Melton. 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 the Hull City Centre to the east, the Humber Bridge across to Lincolnshire and Humberside Airport and in an alternate direction, the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A central hallway giving access to principle rooms with a cloaks and airing cupboard off.

## LOUNGE

A spacious room to the rear of the house with windows to each side and patio doors overlooking the garden to the south. There is a feature marble fire surround housing a "living flame" gas fire.



## DINING ROOM

Accessed via the kitchen or living room. Window to side elevation and patio doors opening through to the conservatory.



## CONSERVATORY

Overlooking the rear garden. Tiled floor.





## KITCHEN

Extensively fitted with a range of base and wall mounted units and tiled work surfaces together with a breakfast bar return. There is a one and a half sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor hood above, Neff microwave, dishwasher and Miele washing machine. Three windows over look the front of the property.



## UTILITY ROOM

With fitted units, circular sink with mixer tap, windows, door to front driveway and door to the rear garden.



## BEDROOM 1

With window to rear elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., pedestal wash hand basin, shower cubicle, tiling to walls.



## BEDROOM 2

With fitted wardrobes, storage cupboards and drawers, window to front elevation.





## BEDROOM 3

Fitted wardrobe, window to front elevation.



## BATHROOM

Suite comprising shaped bath with shower over and screen, fitted furniture with inset wash hand basin and W.C., toiletries cabinets, tiling to walls and floor, heated towel rail.





## OUTSIDE

The property occupies an attractive plot with gardens extending to front, side and rear. Ample parking is available to the front together with a double garage. To the rear there are patio areas, well stocked borders, greenhouse and a southerly facing aspect.



## REAR VIEW



## GARAGE



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.



## 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.

## 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.







