

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



6 West Parklands Drive, North Ferriby, East Yorkshire, HU14 3EX

- 📍 Stunning Detached Home
- 📍 Ideal Family Accommodation
- 📍 4 Fitted Bedrooms
- 📍 Council Tax Band = E
- 📍 3 ft Play Room
- 📍 Open Plan Living
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = C

£389,950

INTRODUCTION

This stunning detached family home has undergone significant enhancement and extension in recent years, resulting in a truly desirable residence in a highly sought-after location. The thoughtfully improved accommodation offers a spacious and versatile layout, beginning with a welcoming entrance hallway that leads to a cosy, separate day room.

At the heart of the home is an impressive open-plan living room, which features direct access to the garden and internal doors opening into a substantial playroom extending to approximately 23ft in length. This living space flows seamlessly into an attractive kitchen, fitted with a range of units, timber work surfaces, and integrated appliances. The ground floor is completed by a practical rear lobby, a dedicated utility room, and a cloakroom/W.C.

The first floor comprises four well-proportioned bedrooms, each benefiting from fitted furniture. The principal bedroom enjoys the luxury of a stylish en-suite shower room, complemented by a modern family bathroom serving the remaining bedrooms.

Externally, a block-set driveway provides excellent off-street parking and leads to a tandem-length garage. To the rear, a lawned garden with a paved patio area provides an ideal space for outdoor relaxation.

LOCATION

West Parklands Drive is connected with Parklands Drive which runs off Melton Road, North Ferriby. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

A lovely central hallway with stairs leading up to the first floor having oak and glass detailing.



DAY ROOM

A cosy room with window to front elevation.



LIVING ROOM

This twin aspect room has a large picture window to the front and double doors leading out to the rear garden. There is plenty of space for lounge and dining suite etc. and double doors also open to the play room.



PLAY ROOM

With windows to the front and rear.



KITCHEN

Open plan in style off the living room. There is an attractive range of Shaker style fitted units with oak work surfaces and integrated oven, microwave, four ring hob with designer cylindrical extractor hood above, fridge freezer, dishwasher, Belfast sink. Window overlooking the garden.





REAR LOBBY

With external access door to the garden.

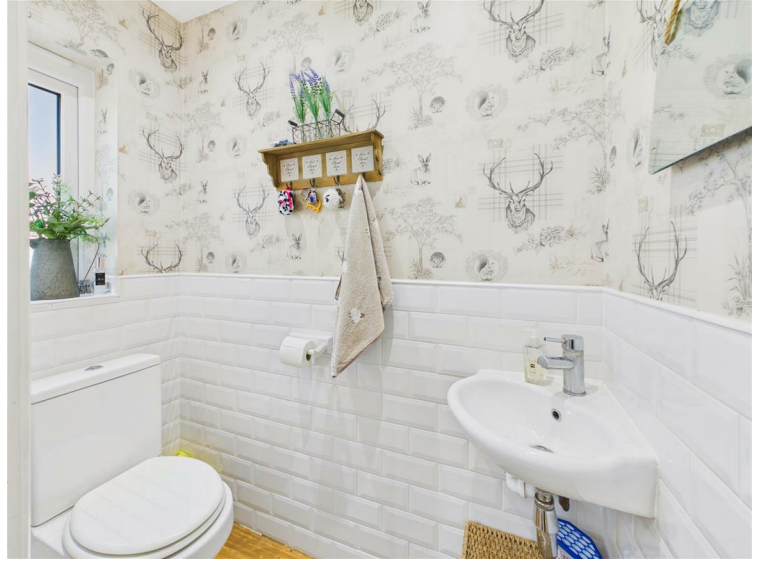
UTILITY ROOM

With fitted base and wall units, sink and drainer, plumbing for automatic washing machine and space for further appliances.



CLOAKS/W.C.

With low level WC and wash hand basin.



FIRST FLOOR

LANDING

With storage cupboard situated off.

BEDROOM 1

With fitted furniture comprising wardrobes and drawers. Window to front elevation.



EN-SUITE SHOWER ROOM

A stylish en-suite comprising low level WC, corner shower cubicle and a wash hand basin upon a cabinet. Tiled surround.



BEDROOM 2

With fitted wardrobes and window to the front elevation.



BEDROOM 3

With fitted wardrobes and window to the rear.



BEDROOM 4

With built in cabin bed and storage under. Window to the front elevation.



BATHROOM

With stylish suite comprising a bath with shower over and screen, wash hand basin in cabinet and low flush W.C. Tiling to the walls and window to rear.



OUTSIDE

The property occupies a good sized plot which is lawned to the front and a side drive provides good parking and access to the tandem length garage. There is also an EV charging point. The rear garden is mainly lawned complemented by paving to the back of the house plus a corner patio area.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

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

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

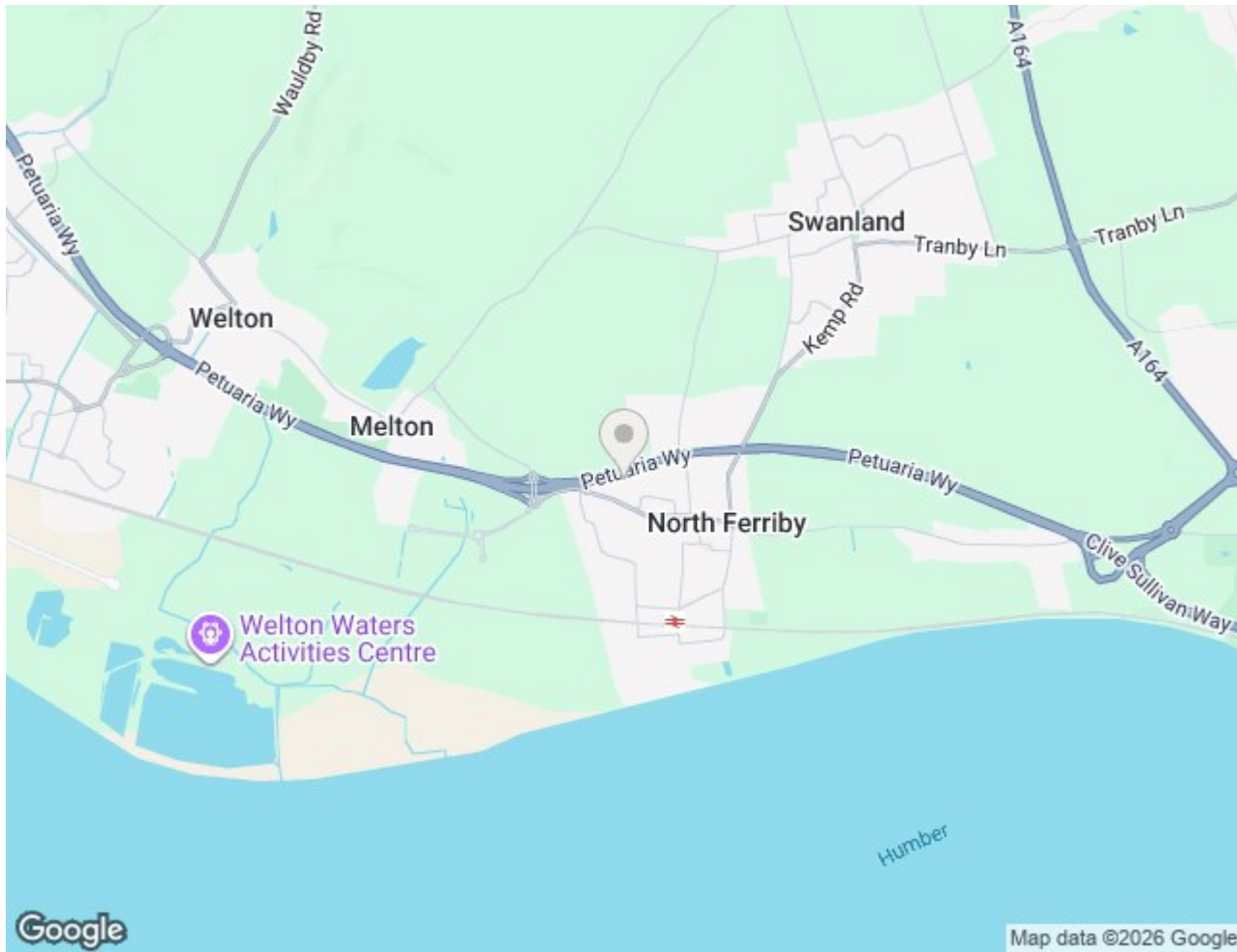
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

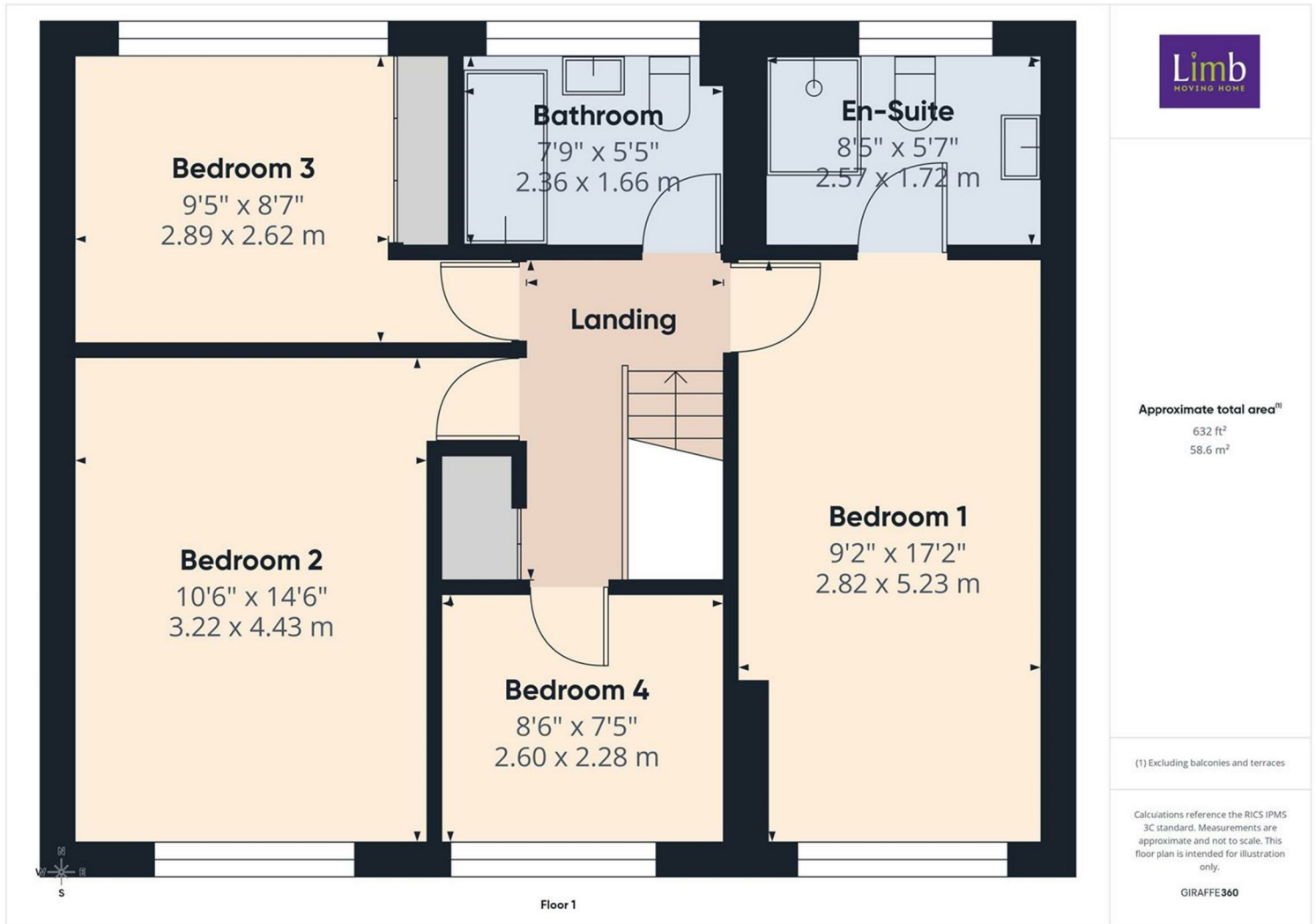
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

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	