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Limb
MOVING HOME









9 Mount View, North Ferriby, East Yorkshire, HU14 3JG

- Versatile Detached Property
- Sought After Location
- Large Plot
- Council Tax Band = F
- 3 Bedrooms
- Double Garage
- Viewing Recommended
- Freehold/EPC = C

£469,950

INTRODUCTION

This versatile detached property stands in an elevated position within the highly regarded cul-de-sac of Mount View, situated off the leafy Woodgates Lane in North Ferriby. This lovely home has bedrooms to both ground and first floor levels and the original fourth bedroom is now utilised as a dining room which is open plan into a superb conservatory overlooking the garden. Features also include an attractive living room with a brick chimney breast, dining kitchen, utility and downstairs W.C.. The accommodation is depicted on the attached floorplan and boasts gas fired central heating to radiators and uPVC double glazing. Outside, a open plan lawned garden extends to the front and a side drive provides good parking and access to the double garage. The rear garden has many areas of interest with lawns, patio areas and mature borders which provide seclusion.

LOCATION

Mount View is a very appealing cul-de-sac of quality detached properties which is located off the highly regarded Woodgates Lane. The ever popular west Hull village of North Ferriby lies approximately 8 miles outside of Hull and offers a good range of local shops and amenities including a post office, doctors 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. The village also boasts the railway station which can be found a short walk away and there is also convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside airport, and the national motorway network to the west.



ACCOMMODATION

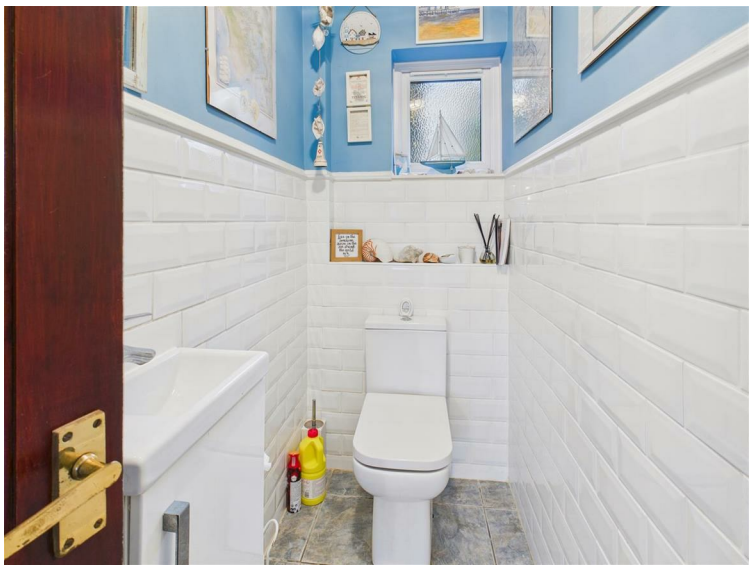
Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off and storage cupboard beneath.

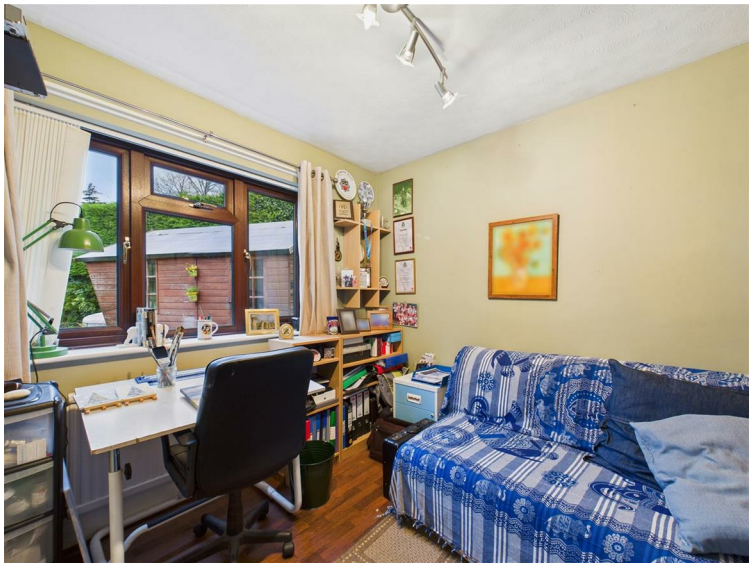
CLOAKS/W.C.

With low level W.C., wash hand basin, part tiled walls, heated towel rail.



STUDY/BEDROOM 3

With window overlooking the rear garden.



DINING ROOM

This room is open plan in style through to the conservatory and has a tiled floor throughout. There are lovely views across the rear garden plus single door providing access out.

LIVING ROOM

An 'L' shaped living room which would accommodate a variety of arrangements. The focal point is a brick chimney breast housing a gas stove. Attractive oak flooring runs throughout and there are windows to both front and side elevations.







'L' SHAPED DINING KITCHEN

Having an attractive range of fitted units with contemporary worksurfaces together with a one and half sink and drainer with mixer tap, range cooker with extractor hood above, integrated dishwasher. There is decorative panelling to the walls and feature stained glass glazing between kitchen and living area. Attractive tiled floor, window and stable style door to rear.







UTILITY ROOM

With plumbing for automatic washing machine, space for dryer, tiled floor, internal door through to garage. Wall mounted gas fired central heating boiler.

DINING/CONSERVATORY

An amalgamation of the original bed 4 and the conservatory creating a lovely room with tiled floor and views across the rear garden with double doors leading out and a single door to side.





FIRST FLOOR

LANDING

BEDROOM 1

Upon entering the bedroom, there is a very useful large built in airing cupboard. The bedroom area itself has an array of fitted furniture comprising wardrobes, cupboards, dressing table and drawers. There is a south facing window.



EN-SUITE

A suite comprising shower cubicle with handheld and fixed shower, low level W.C., bidet, wash hand basin, fitted cabinet, tiling to the walls and floor.



BEDROOM 2

A generously sized double bedroom with two wardrobes and window overlooking the rear garden.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath with mixer tap/shower attachment, tiling to walls and floor.

OUTSIDE

The property occupies an elevated plot with a driveway providing good parking and access to the double garage. The rear garden is a particular feature having many areas of interest. There are patio areas to take advantage of the sun throughout the day complimented by an extensive lawn and mature borders which provide much seclusion. There are also two sheds and a greenhouse within the rear garden.







REAR VIEW



INTEGRAL DOUBLE GARAGE

With up and over roller door and pedestrian door to side.

HEATING

The property has the benefit of gas fired 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 F. We would recommend a purchaser make their own enquiries to verify this.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

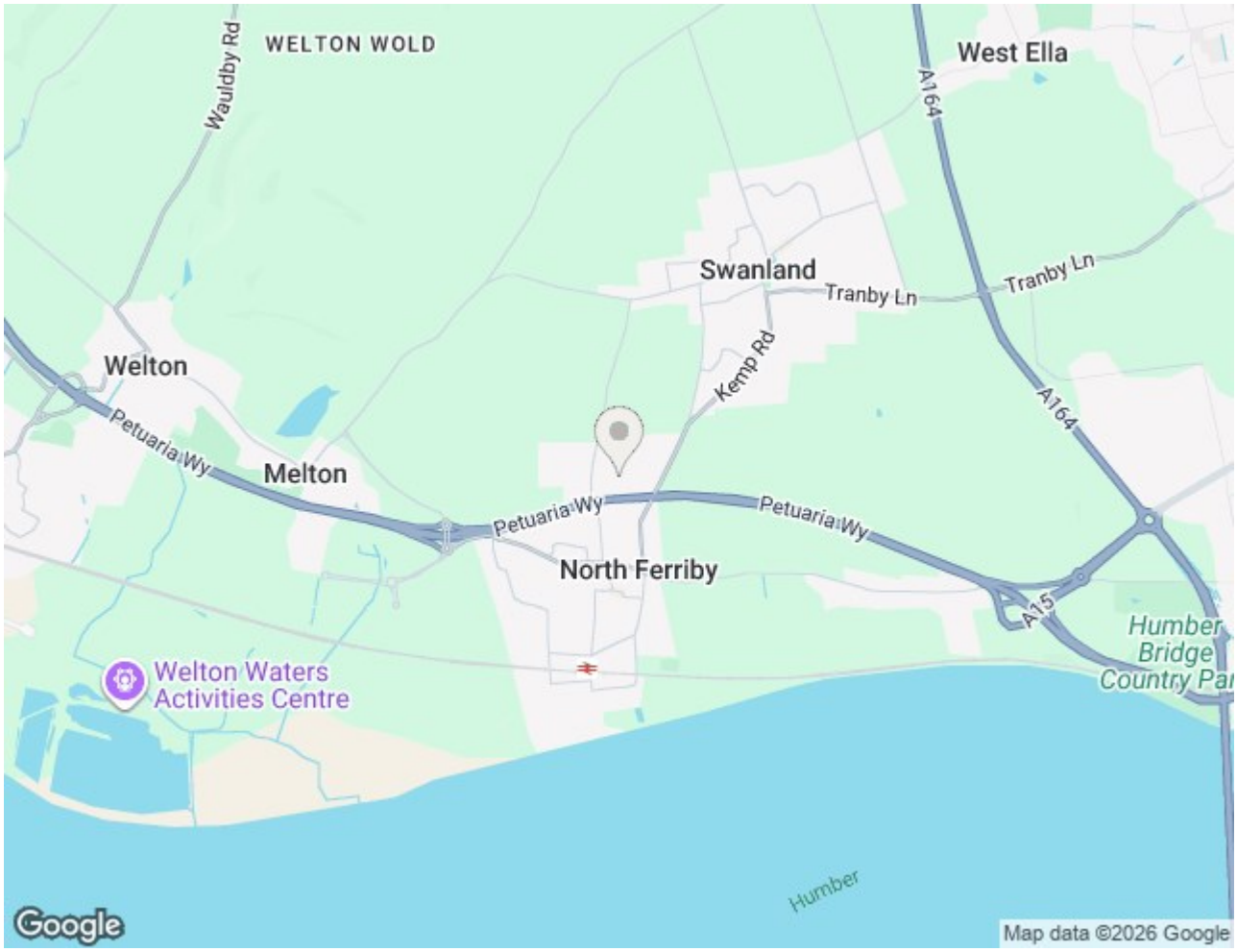
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Welton
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Par
Welton Waters Activities Centre
Humber
Google
Map data ©2026 Google



Approximate total area(1)

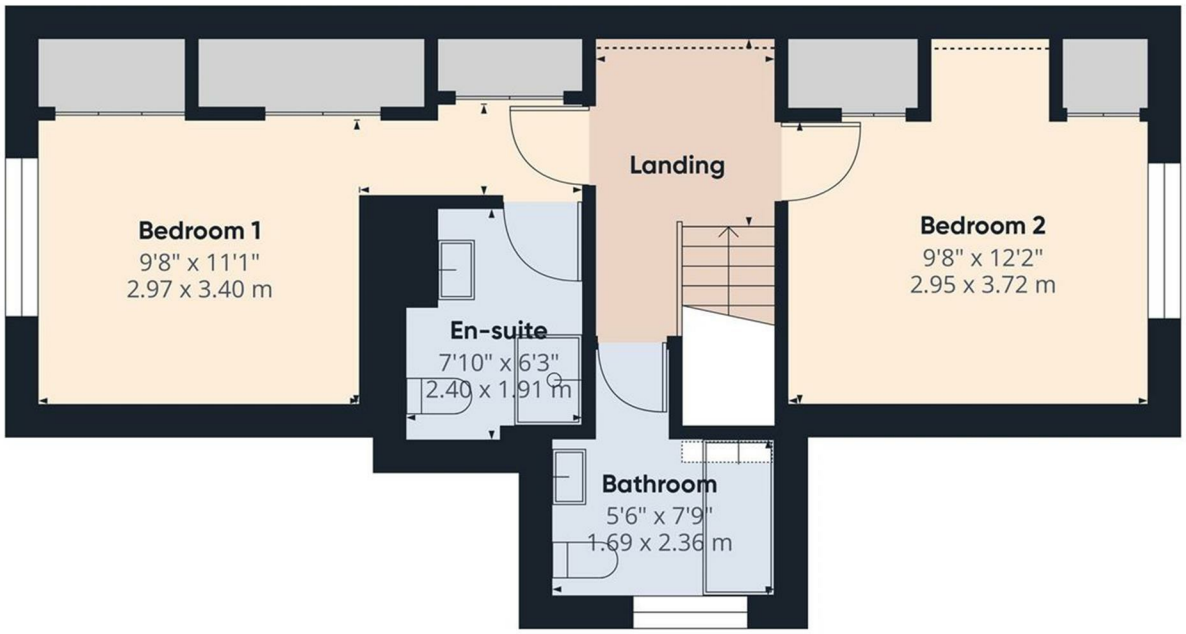
1276 ft²

118.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

460 ft²
42.8 m²

Reduced headroom

3 ft²
0.3 m²

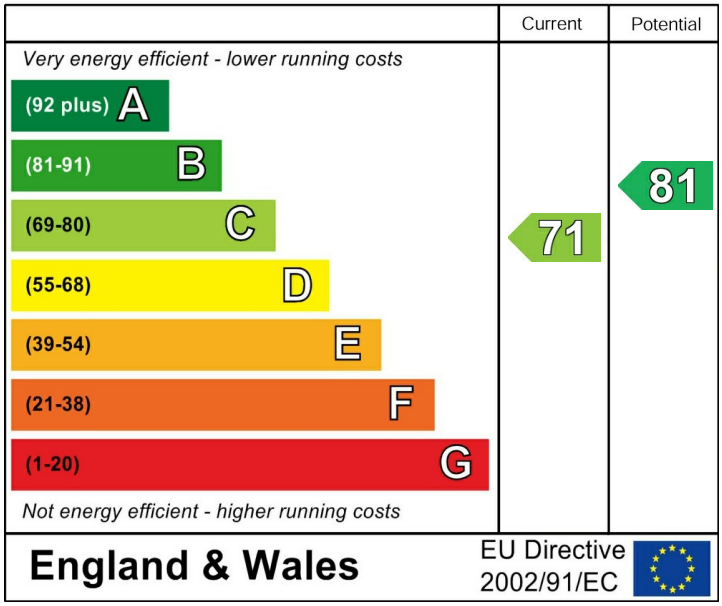
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

