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Matthew
Limb
MOVING HOME



41 Highfield Way, North Ferriby, East Yorkshire, HU14 3BG

- 📍 Detached Bungalow
- 📍 Versatile Accommodation
- 📍 Three/Four Bedrooms
- 📍 Three Bath/Shower Rooms
- 📍 Kitchen & Conservatory
- 📍 Good Sized Garden
- 📍 No Onward Chain
- 📍 EPC = C

£300,000

INTRODUCTION

Situated in this desirable cul-de-sac setting is this deceptively spacious detached property. Offered for sale with no onward chain, the versatile accommodation includes a welcoming entrance hall, lounge with feature fireplace, dining room/bedroom 4, superb kitchen with built in appliances and central island opening through to the rear conservatory, master bedroom with fitted wardrobes and en-suite shower room plus a family bathroom. A spiral staircase leads off the kitchen to the first floor where there are two further double bedrooms and a bathroom with shower facility. The property has the benefit of gas central heating and uPVC double glazing.

To the front of the property is a lawned garden and a side drive leads onwards to the detached garage. The good sized rear garden is mainly lawned with established borders.



LOCATION

Highfield Way is a desirable cul-de-sac close to the centre of this highly regarded village. North Ferriby offers a good range of local shops and amenities including a popular public house, restaurant, coffee shops, doctor's surgery and convenience store. There is also a well reputed primary school with secondary schooling at nearby South Hunsley School. The village boasts a railway station and there is convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard off.

LOUNGE

16'8" x 12'5" approx (5.08m x 3.78m approx)

With feature fireplace housing a living flame gas fire. Windows to front and side elevation.



DINING ROOM/BEDROOM 4

10'8" x 7'5" approx (3.25m x 2.26m approx)
Window to front elevation.



KITCHEN

18'5" x 13'2" approx (5.61m x 4.01m approx)
Having an extensive range of fitted base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, tiled splashbacks. There is space for a range style cooker and integrated appliances include a fridge, automatic washing machine and slimline dishwasher. A central island with cupboards under also provides a breakfast bar area. There is tiling to the floor, windows to side and rear elevations and an external access door to the garden. A spiral staircase leads up to the first floor.



KITCHEN - ALTERNATIVE VIEW



CONSERVATORY

11'2" x 10'11" approx (3.40m x 3.33m approx)
With tiled floor and door to the rear garden.



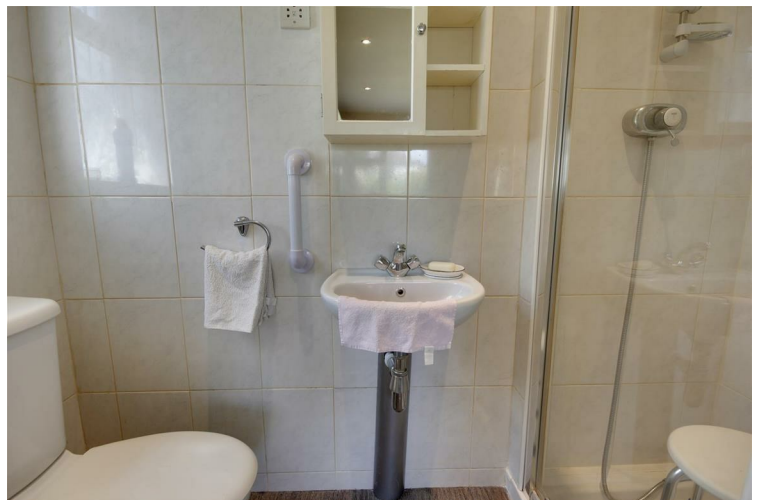
MASTER BEDROOM

13'3" x 10'8" approx (4.04m x 3.25m approx)
With fitted wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin, low flush W.C.. Window to side elevation.



BATHROOM

With suite comprising a bath, pedestal wash hand basin, low flush W.C., tiled surround, window to side elevation.



FIRST FLOOR

LANDING

BEDROOM 2

15'5" x 9'11" approx (4.70m x 3.02m approx)
With velux windows to side elevations and feature window to front.
Storage cupboard.



BEDROOM 3

15'9" x 8'4" approx (4.80m x 2.54m approx)
With velux windows to side elevations. Storage cupboard.



BATHROOM

With suite comprising a bath with shower over and screen, pedestal wash hand basin, low flush W.C., tiling to walls.



OUTSIDE

To the front of the property is a lawn. A side drive provides excellent off street parking and leads onwards to the detached single garage. The good sized rear garden is mainly lawned with established borders.



REAR 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 D. 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

TIMEDAY/DATE

SELLERS NAME(S)



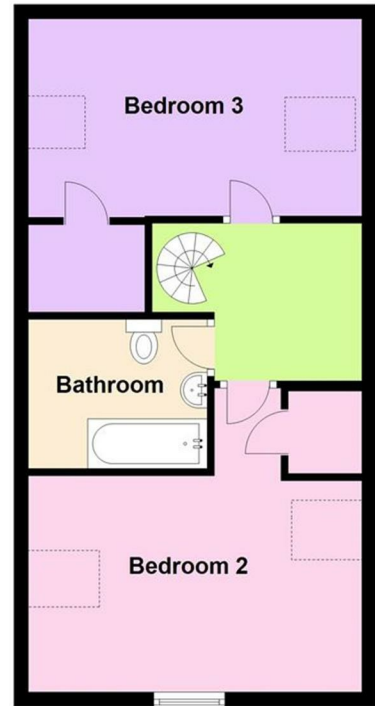
Ground Floor

Approx. 92.0 sq. metres (990.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 136.4 sq. metres (1467.9 sq. feet)

