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**Limb**  
MOVING HOME



*39 High Street, North Ferriby, East Yorkshire, HU14 3EP*

- 📍 Period Semi Detached
- 📍 Spacious Accommodation
- 📍 5 Bedrooms
- 📍 Council Tax Band = D
- 📍 3 Reception Rooms
- 📍 South Facing Garden
- 📍 Central Village Location
- 📍 Freehold/EPC = E

*Offers Over £325,000*



## INTRODUCTION

Truly deceptive from external appearance, this delightful period semi detached house provides approx. 1,650sq.ft. of accommodation which is complimented by a large south facing garden. Ideal as a family home, the property stands in the centre of the village, ideally placed for the shops, amenities and well reputed junior school. The accommodation is depicted on the attached floorplan and provides three reception rooms plus kitchen, four first floor bedrooms with bathroom and a further double bedroom to the upper floor complete with en-suite. The accommodation has the benefit of gas fired central heating to radiators and majority double glazing. Off street parking is available to the front of the house and the large rear garden enjoys a southerly facing aspect.

## LOCATION

The property stands proudly on the High Street in the heart of the village, one of the region's most desirable places to live. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a doctor's 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 School. 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 Hull city centre to the east, the Humber Bridge or the national motorway network to the west.

## ACCOMMODATION

Residential entrance door with stain glass side lights provides access to:

### ENTRANCE HALL

With staircase leading to first floor off.

Attractive stained glass side windows and inset to door.



## W.C.

With low level W.C. and wash hand basin.

## FRONT LOUNGE

13'10" x 12'0" approx (4.22m x 3.66m approx)  
Plus bay window to front elevation with uPVC double glazing. A chimney breast houses a feature carved fireplace, cast fireplace housing an open fire. Moulded coving and plate rack.



## DINING ROOM

13'7" x 12'0" approx (4.14m x 3.66m approx)  
With uPVC windows and central door leading out to the rear garden. Feature pine fire surround with cast and tiled open fire, plate rack.



## BREAKFAST ROOM

13'0" x 13'2" approx (3.96m x 4.01m approx)

Into bay to side with sash windows being secondary glazed. Dresser unit to side of chimney breast.



## KITCHEN

10'7" x 10'4" approx (3.23m x 3.15m approx)

Having a selection of fitted units with work surfaces, one and a half sink and drainer unit, plumbing for automatic washing machine and space for dryer. External access door to side, uPVC double glazed window to rear.



## FIRST FLOOR

### LANDING

With further staircase leading up to the second floor.



## BEDROOM 1

11'0" x 14'5" approx (3.35m x 4.39m approx)

Into bay window to front elevation with uPVC double glazing. Period fireplace to chimney breast with cupboard and wardrobes to alcoves.



## BEDROOM 3

12'9" x 10'10" approx (3.89m x 3.30m approx)

With vanity wash hand basin to corner uPVC double glazed window to the rear overlooking the garden.



## BEDROOM 4

13'7" x 12'0" approx (4.14m x 3.66m approx)

With uPVC double glazed window to rear.



## BEDROOM 5/STUDY

7'3" x 6'7" approx (2.21m x 2.01m approx)  
With double glazed window to front.

## BATHROOM

With suite comprising low level W.C., wash hand basin and cabinet, panelled bath with shower over and screen, tiled surround.



## SECOND FLOOR

### BEDROOM 2

12'4" x 11'6" approx (3.76m x 3.51m approx)  
With two Velux style windows.





## BATHROOM

With low level W.C., wash hand basin and bath, shower attachment.



## OUTSIDE

Off street parking is available in front of the house. The rear garden enjoys a southerly aspect and is lawned with mature borders. There is also a storage shed.



## 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.

## MATERIAL INFORMATION

We have been advised by our sellers that repairs and remedial work to cracking at the rear of the property were carried out in 2009 under insurance. The appropriate paperwork is available on request.

## 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

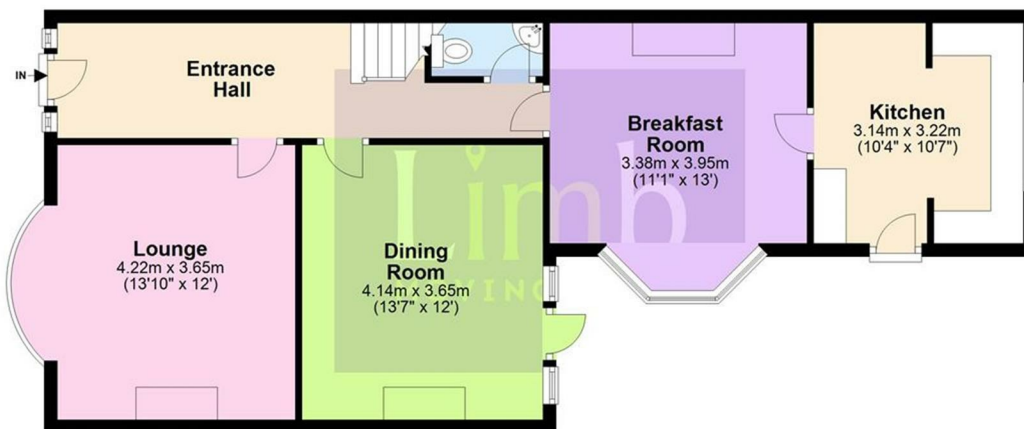
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.



**Ground Floor**



**First Floor**




**Second Floor**



Total area: approx. 157.8 sq. metres (1698.4 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	