

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



8 St. James Road, Melton, North Ferriby, HU14 3HZ

- 📍 Superb Detached
- 📍 Fabulous Plot
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = E
- 📍 Three Reception Rooms
- 📍 Rear Garden with Woodland
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = D

£415,000

INTRODUCTION

Occupying a fantastic plot of approximately 0.25 acres, this well-presented detached family home offers an exceptional combination of spacious accommodation, excellent parking, and a truly fabulous garden. The property is designed for comfortable family living, featuring a practical and flexible layout. The ground floor comprises a spacious entrance hallway, a convenient cloaks/W.C., and a dining room with fitted storage. A large lounge and a light-filled conservatory provide generous reception space, while a modern kitchen completes the main level. The first floor is home to four genuine double bedrooms and a family bathroom, which features the desirable addition of both a bath and a separate shower. The home benefits from gas central heating and uPVC double glazing.

Externally, a lawned garden with mature shrub borders extends across the front. A double-width driveway provides extensive off-street parking and leads to the detached double garage with an automated door. The rear garden is a delight, featuring a shaped lawn, large patio areas, and a unique woodland section, complemented by a greenhouse, a summerhouse, and two sheds, creating an ideal outdoor haven for relaxation and leisure.

LOCATION

The property stands within a fantastic plot along St. James Road, accessed off Melton Old Road. This attractive residential location is situated close to the neighbouring villages of Welton, North Ferriby and Swanland. The nearby South Hunsley academy, which regularly features highly in the league tables for East Riding, lies within a short walk. The nearby village of Brough provides the area with more extensive facilities including a wide range of shops and amenities in addition to having its own mainline railway station. The location is ideal for travelling with immediate access available to the A63 leading into the M62 motorway network to the west or into Hull city centre to the east.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to rear.



LOUNGE

With bow window to the front elevation, feature fire surround housing a living flame gas fire and double doors leading through to the conservatory.



CONSERVATORY

With tiled floor and French doors leading out to the rear garden.



DINING ROOM

With built in storage and window to the front elevation.



KITCHEN

Having an extensive range of modern units with contrasting worktops, one and a half bowl sink and drainer, double oven and five ring gas hob with filter hood above. There is ample space for additional appliances including plumbing for a dishwasher and washing machine, space for dryer and space for fridge/freezer. External access door and window to side plus window to rear.



ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With cylinder/storage cupboard and loft access hatch.

BEDROOM 1

Having an extensive range of fitted furniture including wardrobes, bedside cabinets and overhead storage. Window to rear.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to front.



BEDROOM 4

Window to front.



BATHROOM

With modern suite comprising a bath, shower enclosure and vanity unit with wash hand basin and low flush W.C. Window to front.



OUTSIDE

Externally, a lawned garden with mature shrub borders extends across the front. A double-width driveway provides extensive off-street parking and leads to the detached double garage with an automated door. The rear garden is a delight, featuring a shaped lawn, large patio areas, and a unique woodland section, complemented by a greenhouse, a summerhouse, and two sheds, creating an ideal outdoor haven for relaxation and leisure.



OUTSIDE - ALTERNATIVE VIEWS



TENURE

Freehold

MATERIAL INFORMATION - LOFT INSULATION

The property includes foam insulation within the loft space. The vendors confirm this has been professionally inspected and deemed satisfactory. However, prospective buyers must seek independent advice from their mortgage lender to confirm the suitability of this type of insulation for their specific lending requirements.

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

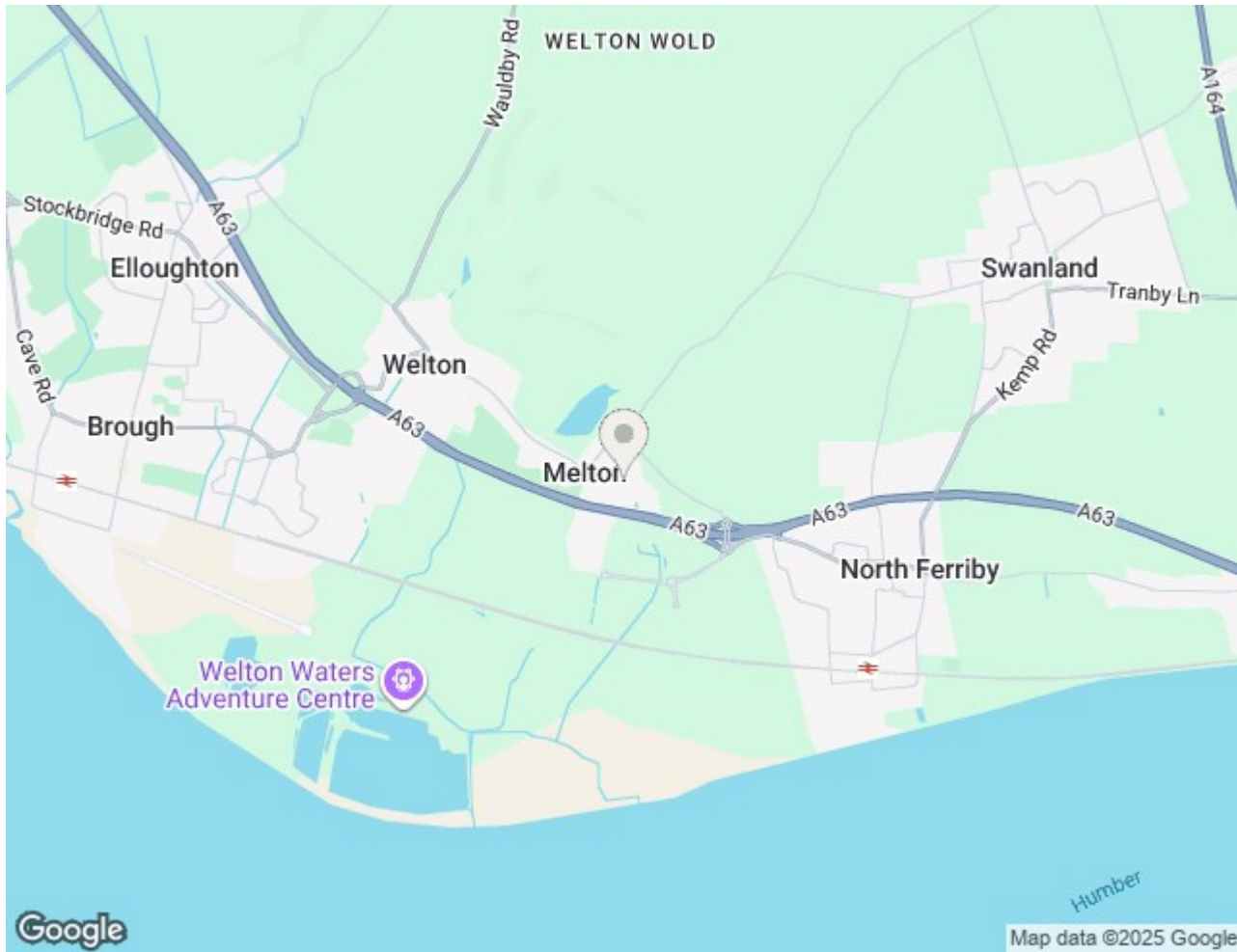
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

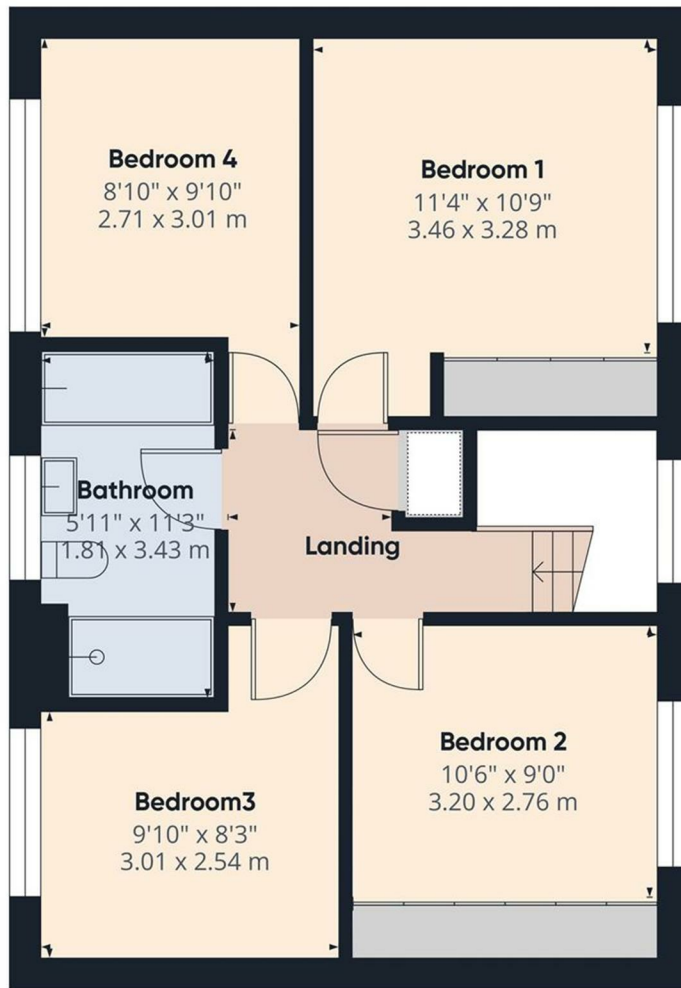
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Floor 1




Approximate total area^m
568 ft²
52.8 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

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 57 | |
| (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 |  |