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Matthew
Limb
MOVING HOME



4 The Hawthorns, North Ferriby, East Yorkshire, HU14 3LQ

- 📍 Superb Detached Home
- 📍 3 Reception Rooms
- 📍 Attractive Dining Kitchen
- 📍 Council Tax Band = F
- 📍 4 Double Bedrooms
- 📍 Convenient Location
- 📍 Double Garage
- 📍 Freehold/EPC = C

£389,950

INTRODUCTION

This lovely family home is immaculately presented and stands in attractive gardens with a side drive and a large double garage. The well designed accommodation provides a versatile layout with its three reception rooms, attractive dining kitchen, utility room and cloak/W.C.. There are four double bedrooms with a stylish en-suite to the master and a separate family bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside there is a lawned front garden and a block set side drive leads through gates to the detached large double garage. The rear garden is a particular feature having been thoughtfully landscaped over the years to incorporate low and high level patio areas, shaped lawns and a variety of borders.

LOCATION

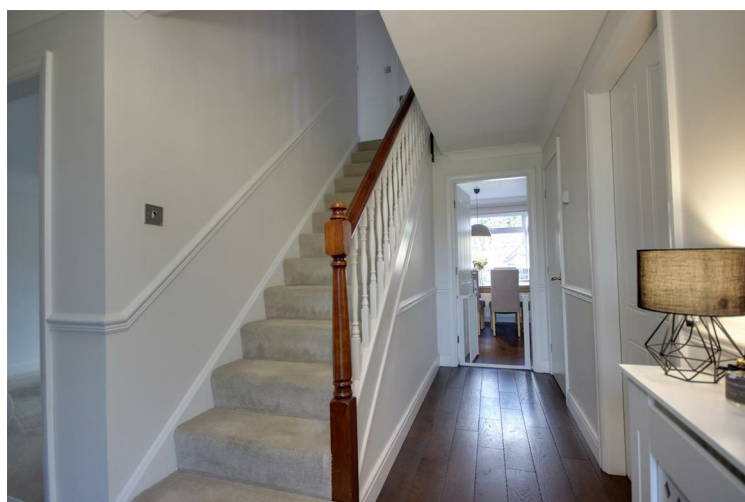
The property is situated of Ferriby High Road which lies to the eastern side of North Ferriby village. Ferriby High Road enjoys a semi rural feel yet the village has a public house and good range of local shops including a doctors surgery, pharmacy, hairdressers and convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley school in Melton. The village also boasts a railway station and the property provides immediate access to the A63 leading to Hull City centre to the east, the Humber Bridge leading to the Lincolnshire and Humberside airport, or the motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with staircase leading up to the first floor. Useful cloaks cupboard to corner.



CLOAK/W.C.

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

LOUNGE

18'4" x 11'9" approx (5.59m x 3.58m approx)

Situated to the rear of the house with sliding patio doors opening out to the rear terrace. The focal point of the room is a tiled fire surround housing a log burner.



DAY/SITTING ROOM

11'2" x 10'6" approx (3.40m x 3.20m approx)

With cantilever style bay window to front elevation.



STUDY

9'9" x 7'10" approx (2.97m x 2.39m approx)
With window to front elevation.



DINING KITCHEN

17'4" x 9'2" approx (5.28m x 2.79m approx)
An attractive room and having a selection of contemporary fitted units with work surfaces and an integrated double oven, four ring hob, filter hood above. There is a one and a half sink and drainer, wood flooring. Two windows to the rear elevation.



KITCHEN AREA



UTILITY ROOM

6'0" x 5'2" approx (1.83m x 1.57m approx)

With fitted units, plumbing for automatic washing machine, external access door to side elevation.



FIRST FLOOR

LANDING

With airing cupboard off.

BEDROOM 1

12'1" x 11'9" approx (3.68m x 3.58m approx)

With fitted wardrobes, window to front elevation.



EN-SUITE BATHROOM

With stylish modern suite comprising low level W.C., panel bath with shower over and screen, wash hand basin in cabinet.



BEDROOM 2

10'5" x 9'9" approx (3.18m x 2.97m approx)
Window to rear elevation.



BEDROOM 3

11'1" x 10'5" approx (3.38m x 3.18m approx)
With fitted mirror fronted wardrobes, window to front elevation.



BEDROOM 4

11'5" x 8'5" approx (3.48m x 2.57m approx)
Window to rear.



BATHROOM

With suite comprising bath with shower over being a rainhead and hand held system, low level W.C., wash hand basin and tiling to walls.



OUTSIDE

Outside there is a lawned front garden and a block set side drive leads through gates to the detached large double garage. The rear garden is a particular feature having been thoughtfully landscaped over the years to incorporate low and high level patio areas, shaped lawns and a variety of 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 F. 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.



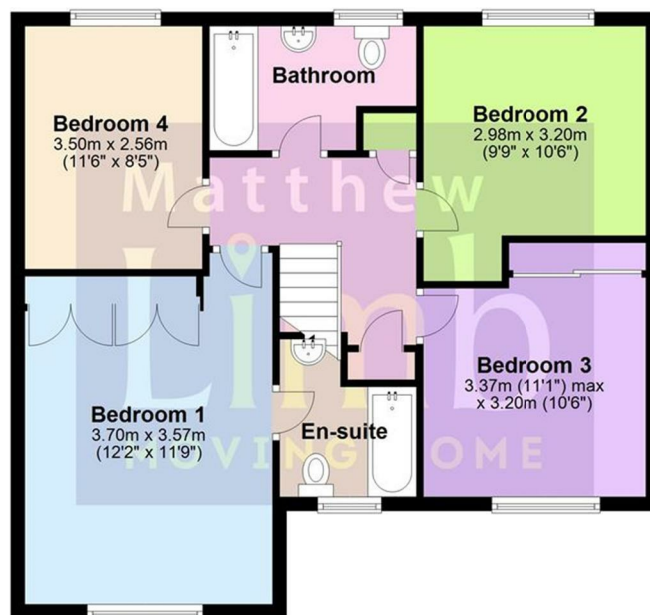
Ground Floor

Approx. 70.4 sq. metres (758.1 sq. feet)




First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 136.6 sq. metres (1469.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	