

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



42 Woodgates Lane, North Ferriby, East Yorkshire, HU14 3JR

- 📍 Beautiful Cottage
- 📍 Stunning Living Room
- 📍 2 Beds + Study
- 📍 Council Tax Band = D
- 📍 Stylish Bathroom
- 📍 Garden Chalet
- 📍 Double Garage
- 📍 Freehold/EPC = D

£279,950

INTRODUCTION

This charming cottage offers a delightful range of accommodations, complemented by beautifully established gardens, a garden chalet, ample parking, and a spacious double garage. Lovingly enhanced by the current owner, the home boasts a stunning living room complete with a log burner, creating a cosy atmosphere, and plenty of space for dining furniture and seating. Additional features include a separate study and an attractive, well-fitted kitchen. Upstairs, you'll find two generously sized double bedrooms and a stylish four-piece bathroom. Outside, the property offers double-width parking and a large detached double garage. The rear garden is a highlight, featuring a lawn, patios, a covered decked area, and a high-quality garden chalet with bi-fold doors. Altogether, this is a delightful home that must be seen to be fully appreciated. Early viewing is highly recommended.

LOCATION

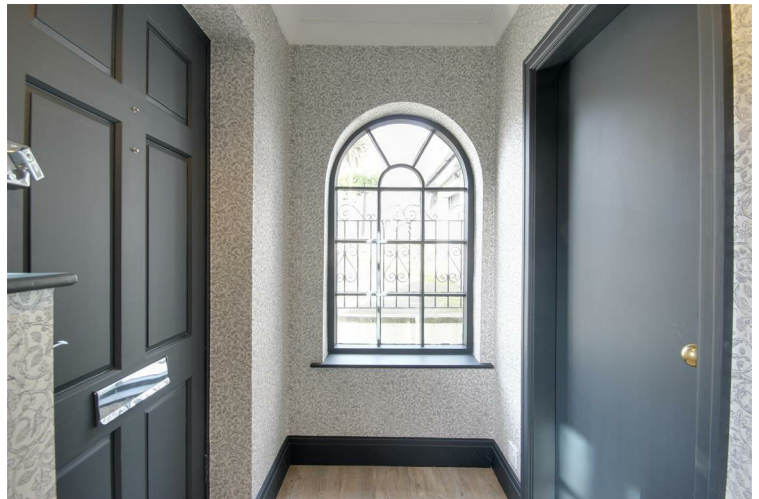
The property stands along the highly regarded and established street scene of Woodgates Lane, being on the eastern side, next to the bridge that passes over the A63. North Ferriby has a good range of local shops including a post office, doctor's surgery and convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School in Melton. The property is ideally placed being a short walk from the village's own railway station. Immediate access to the A63 is available which leads to Hull city centre to the east, The Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction on to the national motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With feature arched window to side elevation.



STUDY

8'7" x 7'10" approx (2.62m x 2.39m approx)

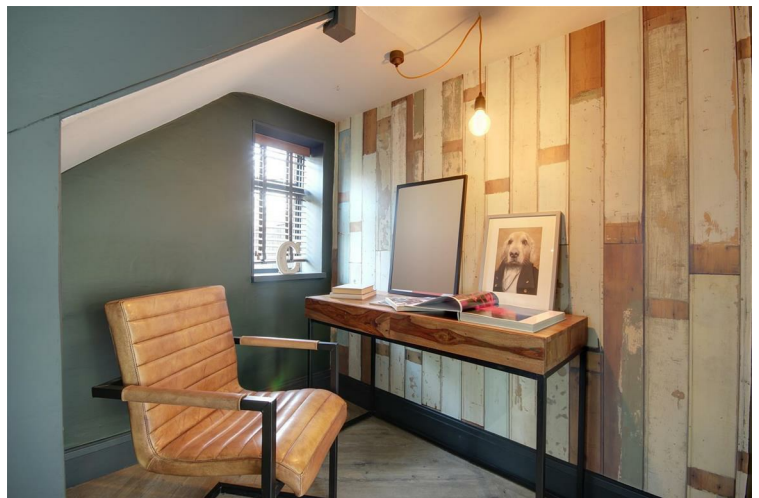
With window to rear elevation.

LIVING ROOM

23'0" x 11'5" approx (7.01m x 3.48m approx)

A fabulous room with plenty of space for dining suite and settee etc. There are two windows to the front elevation. A log burner sits within the chimney breast. The room is open plan in style through to the staircase which leads up to the first floor and has an open area under with window overlooking the rear garden.





KITCHEN

14'1" x 13'8" approx (4.29m x 4.17m approx)

Situated to the rear of the house there are windows overlooking the rear garden and external access door out. There is a selection of shaker style units with oak work surfaces, one and a half ceramic sink with mixer tap and a range cooker with extractor hood above plus dishwasher. Tiled surround and tiling to the floor.



FIRST FLOOR

LANDING

Access to roof void. Window to rear elevation, cupboard to corner housing gas fired central heating boiler.

BEDROOM 1

13'1" x 11'1" approx (3.99m x 3.38m approx)
With window to front elevation.



BEDROOM 2

11'5" x 9'5" approx (3.48m x 2.87m approx)
Window to front elevation.



BATHROOM

9'0" x 7'0" approx (2.74m x 2.13m approx)
A stylish bathroom comprising low level W.C., wash hand basin, shaped bath, shower cubicle, tiled surround, heated towel rail.



OUTSIDE

Wrought iron railings extend to the boundary of the front garden. To the side there is double width parking providing access to the detached double garage.



DOUBLE GARAGE

17'3" x 16'6" approx (5.26m x 5.03m approx)
Having two up and over entry doors and a power and light supply installed.

REAR

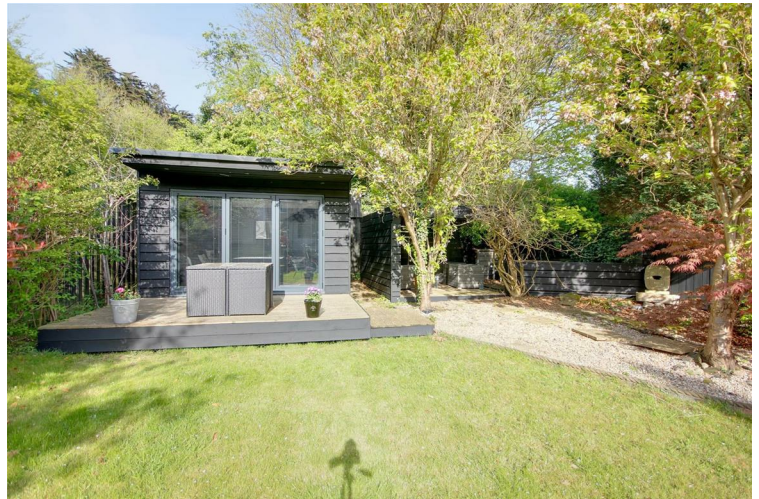
The established rear garden is bounded by trees and shrubs which provide much seclusion. There is a paved patio, lawned garden, covered decked entertaining area.



GARDEN CHALET

12'7" x 12'7" approx (3.84m x 3.84m approx)

Quality garden chalet which is insulated and has a power and light supply installed. There are bi fold doors opening out to a decked terrace to the front.



CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators.

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

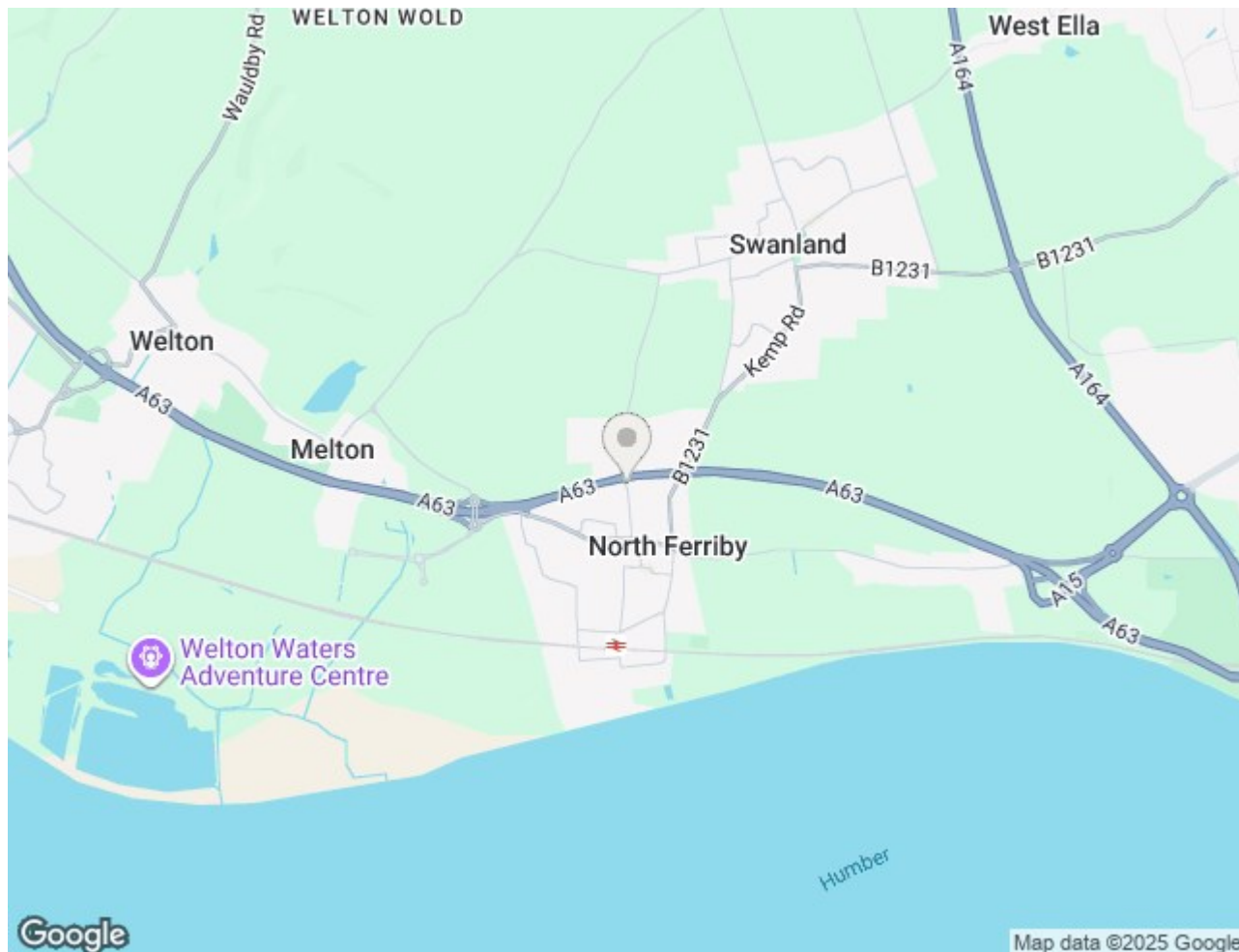
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

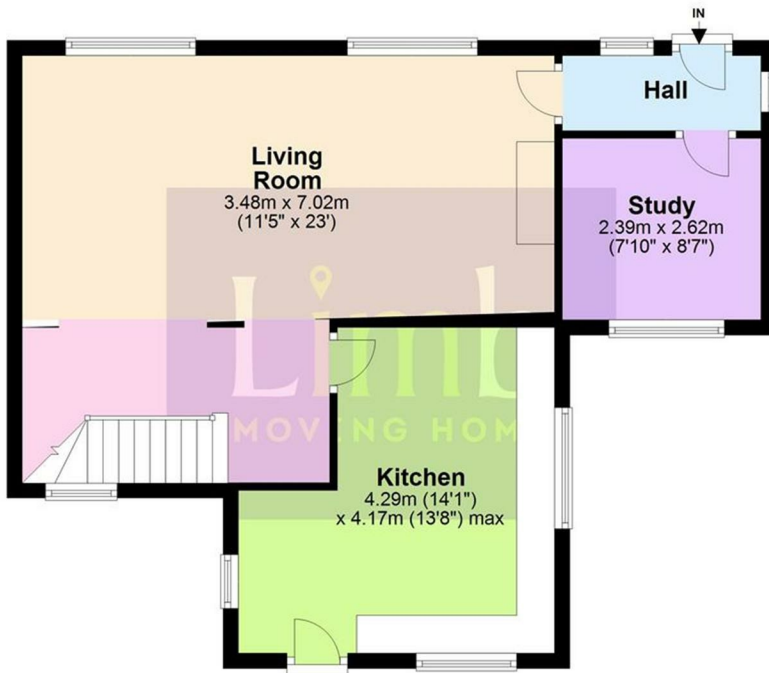
VALUATION SERVICE

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.



Ground Floor

Approx. 58.3 sq. metres (628.1 sq. feet)




First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Energy Efficiency Rating

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