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Matthew
Limb
MOVING HOME



61 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BB

- 📍 Semi-Detached House
- 📍 Extended Accommodation
- 📍 Requires Modernisation
- 📍 Council Tax Band B
- 📍 Three Bedrooms
- 📍 Excellent Parking
- 📍 Westerly Rear Garden
- 📍 Freehold/EPC=

£215,000

INTRODUCTION

This semi-detached house is situated within the desirable village of North Ferriby along a popular residential street scene. The property would benefit from some updating but offers great potential having extended accommodation which includes an entrance hall, lounge, dining kitchen, rear sitting room/hobby room, ground floor shower room, side lobby/utility, three good bedrooms and modern bathroom.

A driveway extends to the front providing good off street parking. The rear garden enjoys a westerly aspect and there is a large shed.

LOCATION

Plantation Drive is situated off Corby Park to the western edge of North Ferriby. 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 to:

ENTRANCE HALL

With stairs to the first floor off.

LOUNGE

15'8" x 11'2" approx (4.78m x 3.40m approx)

Feature fire surround with living flame gas fire. Built in units and window to front elevation.



DINING KITCHEN

19'2" x 10'3" approx (5.84m x 3.12m approx)

Having a range of fitted base and wall units with laminate worksurfaces, one and a half sink and drainer and cooker point. Ample space for a dining table and chairs.



SITTING ROOM/HOBBY ROOM

14'3" x 11'10" approx (4.34m x 3.61m approx)

Set out as a hobby room with fitted units plus a sink unit to one corner. Double doors open out to the rear garden.



CLOAKS/SHOWER ROOM

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

SIDE LOBBY/UTILITY

With external access doors to both front and rear. There is plumbing for an automatic washing machine and space for further appliance.

FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

12'11" x 10'2" approx (3.94m x 3.10m approx)

With built in wardrobes and cupboard. Window to rear elevation.



BEDROOM 2

10'1" x 9'2" approx (3.07m x 2.79m approx)

Window to front elevation.



BEDROOM 3

9'7" x 7'3" approx (2.92m x 2.21m approx)

Window to front elevation.

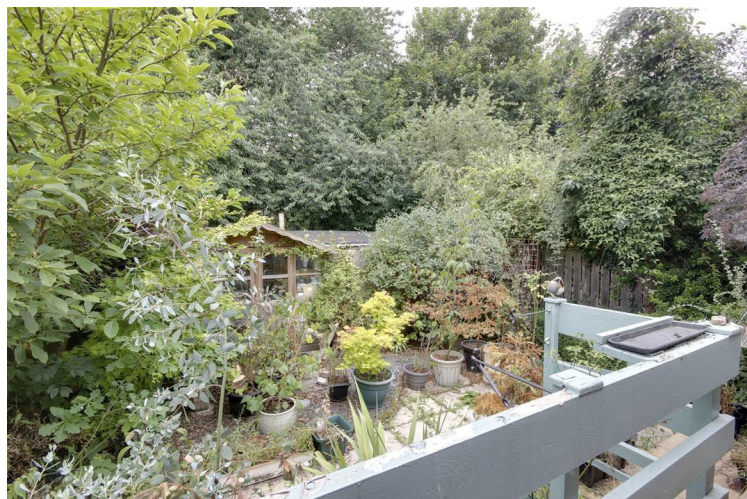
BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls. Window to rear.



OUTSIDE

A driveway extends to the front providing good off street parking. The rear garden enjoys a westerly aspect and there is a large shed.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B . 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.

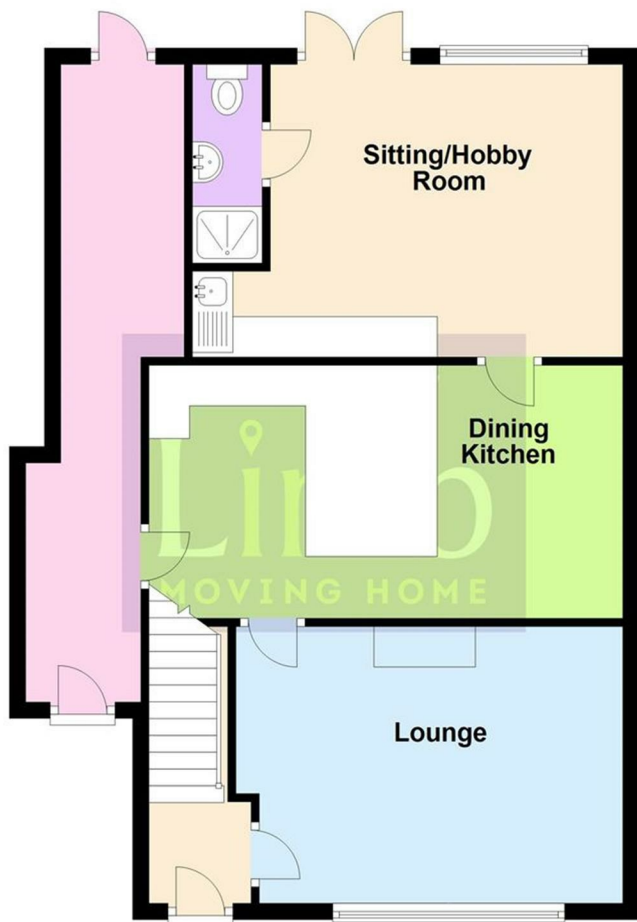
VALUATION SERVICE

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. 70.2 sq. metres (756.0 sq. feet)




First Floor

Approx. 38.7 sq. metres (416.0 sq. feet)



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	