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**Limb**  
MOVING HOME



*56 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BE*

- 📍 Semi-Detached
- 📍 Beautifully Appointed
- 📍 Garage
- 📍 Council Tax Band = B

- 📍 3 Bed
- 📍 West Facing Garden
- 📍 Driveway
- 📍 Freehold / EPC = C

**£229,950**

## *INTRODUCTION*

This stylishly presented semi-detached house, situated in a most sought-after village, offers beautifully appointed accommodation that has been updated and modernised by the current owner to create a lovely family home. The property is perfectly complemented by a westerly-facing rear garden, a side drive, and a garage. The ground floor layout features a spacious lounge with a cosy log burner, a contemporary dining kitchen, a convenient utility room, and a practical cloaks/W.C. The first floor is home to three well-proportioned bedrooms and a stunning modern bathroom, which boasts a classic claw-foot bath and a separate shower. Externally, the front of the property offers a low-maintenance garden with hedged boundaries, while a side drive provides ample parking and leads to the detached garage. The rear garden enjoys a favourable westerly aspect, being mainly laid to lawn with a patio area directly adjoining the rear of the house, perfect for outdoor relaxation.

## *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*

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## *ENTRANCE HALL*

With staircase leading up to the first floor.

## LOUNGE

With log burning stove and fitted units to alcoves. Window to the front elevation.



## DINING KITCHEN

With modern fitted units and laminate worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap, range style cooker and plumbing for a dishwasher. Window to rear.



## UTILITY

With fitted units, plumbing for a washing machine and space for dryer and fridge/freezer. Large understairs storage cupboard. Window to front and external access door to rear.



## *CLOAKS/W.C.*

With suite comprising a low flush W.C. and wash hand basin.



## *FIRST FLOOR*

### *LANDING*

With loft access hatch and window to side.

## BEDROOM 1

With built in wardrobe and window to rear.



## BEDROOM 2

Window to front.



## BEDROOM 3

With built in storage cupboard and window to front.



## BATHROOM

With stylish suite comprising a claw foot bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Inset spot lights and window to rear.



## OUTSIDE

A low maintenance garden extends to the front and a side drive provides ample parking leading up to the detached garage. The rear garden enjoys a favourable westerly aspect, being mainly laid to lawn with a patio area directly adjoining the rear of the house, perfect for outdoor relaxation.



*REAR VIEW*



*MATERIAL INFORMATION*

We have been advised by the seller that working from home is allowed along with low-impact business, ie cleaner, driving instructor etc, as long as it doesn't affect the neighbours. However, prohibited business would include day nursery, hairdressing etc where clients visit the property or could cause disturbance.

*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*

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.

## *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.







