



*53 Corby Park, North Ferriby, East Yorkshire, HU14 3AX*

- 📍 Superb Plot
- 📍 Extended Semi-Detached
- 📍 Much More Potential
- 📍 Well Presented Accom.
- 📍 Three Bedrooms
- 📍 Lounge, Dining Area
- 📍 Day Room
- 📍 EPC = E

**£275,000**

## INTRODUCTION

Standing in a superb plot, much larger than most, is this extended semi-detached house which affords even more potential for extension for the growing family. The plot has a double width driveway which serves the attached garage and also leads down the side to a further garage. Excellent parking is therefore available and there is a stunning rear garden. The house itself provides very well presented accommodation which is of generous proportions. It briefly comprises an entrance hall, spacious lounge with log burner, dining area, day room overlooking the garden and kitchen. At first floor there are three bedrooms, the main of which has been significantly extended and there is a bathroom. The accommodation benefits from central heating and uPVC double glazing. In all a fine property of which early viewing is strongly recommended.

## LOCATION

The property is located on Corby Park which is approached via Nunburnholme Avenue or Melton Road. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities 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. The village also boasts a railway station which can be found a short walk away and there is also convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway with stairs leading to the first floor.



### LOUNGE

14'8" x 13'2" approx (4.47m x 4.01m approx)  
Plus bay window to the front elevation. A lovely room having as its focal point a log burner housed in a chimney breast with timber mantel above. Wide opening through to:



*ALTERNATIVE VIEW*



*DINING AREA*

10'4" x 8'5" approx (3.15m x 2.57m approx)  
With double doors leading through to the day room.



*KITCHEN*

11'5" x 11'0" approx (3.48m x 3.35m approx)  
Having a range of fitted base and wall mounted units with roll top work surfaces, cooker slot with extractor hood over, sink and drainer, integrated fridge, window to side elevation. Consertina doors open to a very useful pantry cupboard. An opening leads through to:



### *DAY ROOM*

19'6" x 8'11" approx (5.94m x 2.72m approx)

Providing a stunning view across the rear garden is this fabulous day room which has double doors leading out. There is also a useful cupboard situated off and to one corner is a rear entrance lobby.



### *ALTERNATIVE VIEW*



### *FIRST FLOOR*

#### *LANDING*

Window to side elevation.

### *BEDROOM 1*

20'0" x 10'3" approx (6.10m x 3.12m approx)  
Having an extensive range of fitted furniture with wardrobes and drawers. Windows overlooking the rear garden.



### *BEDROOM 2*

11'8" x 11'4" approx (3.56m x 3.45m approx)  
Up to face of fitted wardrobes with sliding mirrored fronts.



### *BEDROOM 3*

8'8" x 8'0" approx (2.64m x 2.44m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising panelled bath with shower over and screen, low level W.C, wash hand basin, tiled surround.



### *OUTSIDE*

With property stands in a particularly large plot which has a double driveway being mainly block set to the front and approaching the attached garage. There is further access to the side of the garage leading to the rear where an additional garage can be found, a generous lawned garden extends beyond.



### *ALTERNATIVE VIEW*



*ALTERNATIVE VIEW*



*REAR VIEW OF THE 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 C. 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.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



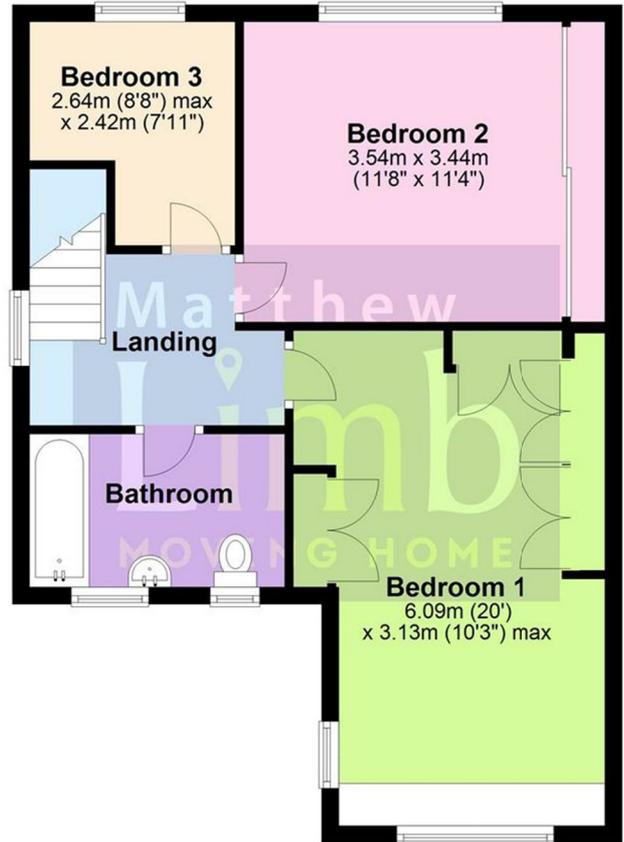
### Ground Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.3 sq. feet)

