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Limb
MOVING HOME



49 Station Road, North Ferriby, East Yorkshire, HU14 3DG

- 📍 Individual Detached house
- 📍 Sought After Address
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = D
- 📍 Features Kitchen with AGA
- 📍 Wersterly Facing Garden
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

£475,000

INTRODUCTION

This individual detached house stands on the west side of Station Road, one of Ferriby's most desirable addresses and is awaiting its next loving owner to put their stamp on it. The property provides four bedroomed accommodation which is depicted on the attached floorplan and a particular feature is the living kitchen complete with AGA and a semi vaulted ceiling. The bedrooms are spread across two upper floors, both the rear of which have balcony's and one has the additional benefit of an en-suite. The accommodation has gas fired central heating installed and replacement double glazing. Outside a block set forecourt provides excellent parking and to the rear extends a good sized westerly facing garden with mature borders. In all, a rare opportunity exist to acquire a property along this sought after road.

LOCATION

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A turning staircase leading up to the first floor.

LOUNGE

Situated to the front of the house with a deep bay window looking over the garden. There is an ornate fire surround with marble hearth and backplate housing a living flame gas fire.



SITTING ROOM

Situated to the rear of the house with double doors opening out to the patio. There is a feature fire surround with cast and tiled fireplace and tiled hearth, windows to either side.



DINING KITCHEN

An extended room with part vaulted ceiling and exposed beams. Windows to front, side and rear and Velux windows allow light to flood in. There is a range of fitted wall and floor units, work surfaces and an AGA is the centre piece of the room together with adjacent to a further console with ovens, hot plate and four ring gas hob being set within a brick edged decorative chimney breast with chunky lintel above. There is an integrated fridge, dishwasher, one and a half sink and drainer unit with mixer tap. Tiled flooring. A door provides access from the side drive and a rear lobby is situated off with external access door to the patio.



UTILITY ROOM

With matching fitted units, work surfaces, sink and drainer, plumbing for automatic washing machine, space for dryer and further space for freestanding fridge freezer. Tiled floor, wall mounted Worcester gas fired central heating boiler. Vaulted ceiling with Velux windows and picture window overlooking the rear garden.



W.C.

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

FIRST FLOOR

LANDING

A further staircase leads up to the second floor.

BEDROOM 1

Situated to the rear with window looking over the garden and double doors opening out to a balcony facing west. There are also fitted wardrobes.



EN-SUITE SHOWER ROOM

With shower enclosure, low level W.C. and wash hand basin, tiling to the walls.



BEDROOM 2

A particularly spacious bedrooms with windows to front and side with deep "walk in" bay window overlooking the front. There is a period fire surround and a range of fitted wardrobes with storage cupboards.



BATHROOM

With suite comprising bath, corner shower cubicle and fitted furniture with inset wash hand basin and W.C., tiling to the walls and floor, heated towel rail.



SECOND FLOOR

LANDING

With cylinder cupboard off.

BEDROOM 3

Having a series of Velux windows and built in wardrobes.



BEDROOM 4

With Velux windows, built in wardrobes and double doors opening to a retaining balcony which overlook the garden to the west.



VIEW



OUTSIDE

A block set driveway leads from Station Road up to the forecourt of the property where there is plenty of parking. This is bounded by raised borders with shrub planting. Directly to the rear of the house is a paved patio with a long lawned garden extending beyond which enjoys a westerly aspect. There are mature hedges, shrubbery and trees to the borders which provide a good degree of privacy. There is also a large garden shed at the bottom of the garden.



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 D. 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

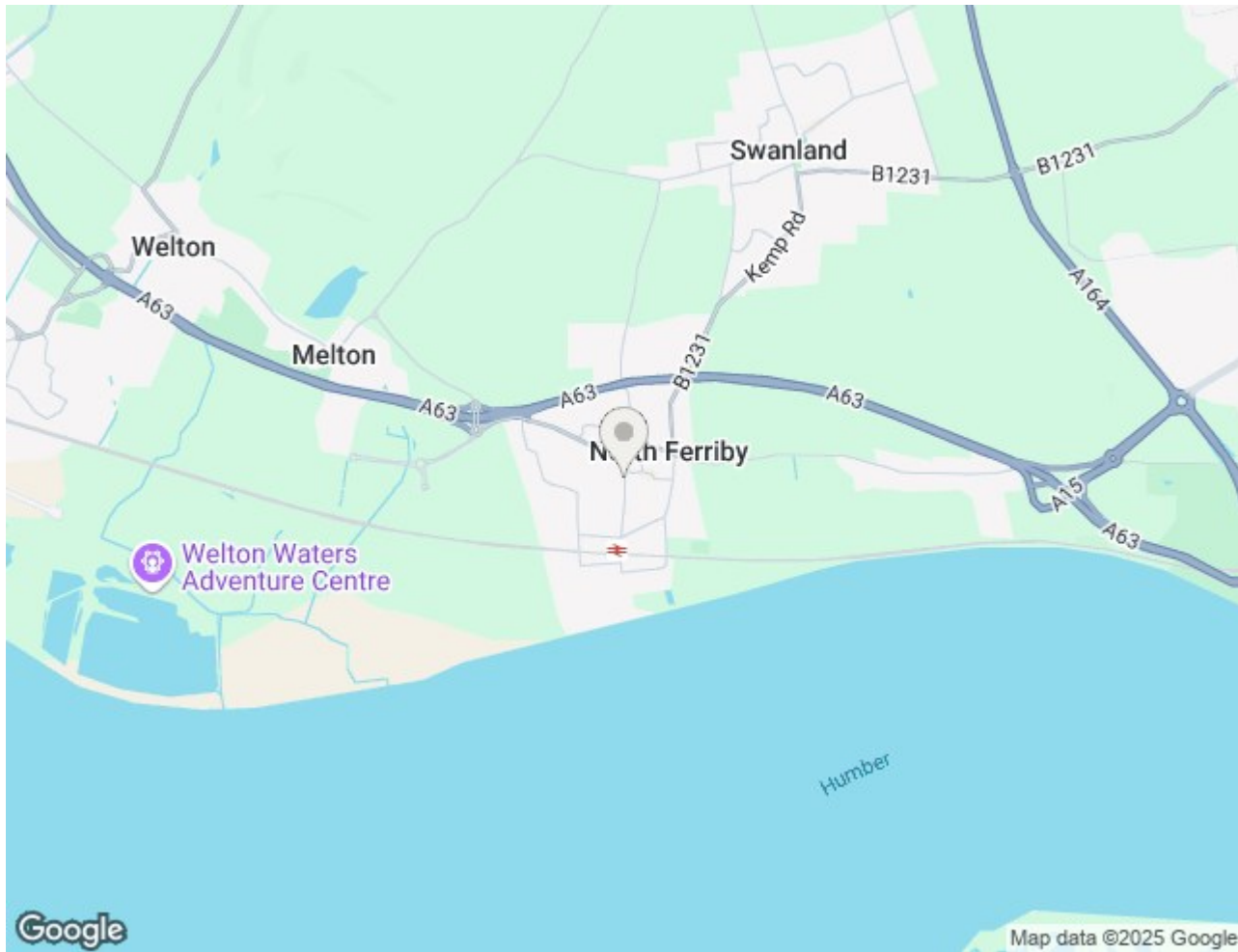
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Floor 0



Floor 1



Floor 2

Approximate total area[®]
1713 ft²

Reduced headroom
58 ft²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(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	