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Matthew  
**Limb**  
MOVING HOME



*40 Ings Lane, North Ferriby, East Yorkshire, HU14 3EL*

- 📍 Substantial Detached House
- 📍 6 Beds/3 Baths
- 📍 Orangery
- 📍 Attractive Location
- 📍 Approx 2,200 sq ft
- 📍 Stunning Kitchen
- 📍 Double Garage
- 📍 EPC = D

**£449,000**



## INTRODUCTION

This six bedroomed detached property stands in an attractive street scene within the ever popular west Hull village of North Ferriby. Ideal for family occupation the accommodation extends to around 2,200 sq ft across three floors and affords a great deal of versatility. The current layout briefly comprises an entrance hallway, cloaks/W.C, large lounge, fitted study, and there is an open plan style dining room, stunning rear orangery and a superb kitchen complete with island, quartz tops and a host of integrated appliances. There is also a separate utility room. At first floor are four bedrooms, three of which are double bedrooms, with the main having an en-suite shower room plus there is a separate luxurious house bathroom. At second floor are two further double bedrooms, one being served by an en-suite. The accommodation has central heating and uPVC double glazing. A block set driveway leads through gates and onwards to a courtyard area together with the detached double garage. The rear garden incorporates a lawn and patio area. In all a very deceptive property which offers an excellent range of accommodation in a delightful location.

## LOCATION

The property is situated in this leafy street scene along Ings Lane which runs directly off Church Road close to the centre of this desirable village. North Ferriby has a good range of local shops including a post office, doctors' 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 in Melton. The property is ideally placed within a short distance of the scenic riverside walk along the River Humber and within walking distance of the village's own railway station. Convenient 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 linking to the national motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With a staircase leading up to the first floor with storage cupboard beneath.

### CLOAKS/WC

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

### LOUNGE

16'3" x 12'9" approx (4.95m x 3.89m approx)

Plus bay window to front elevation. This spacious room has as it's focal point a feature fire surround having a cast and tiled fireplace with living flame gas fire.



## STUDY

8'10" x 7'7" approx (2.69m x 2.31m approx)

Extensively fitted with desk, drawers, full height double width coat cupboard and shelving. Window to front elevation.



## DINING ROOM

12'10" x 11'9" approx (3.91m x 3.58m approx)

With windows to side elevation. This room is open plan in style with wide openings to both the kitchen and orangery. There is recessed downlighting to the ceiling. Karndean flooring.



## ORANGERY

11'9" x 10'3" approx (3.58m x 3.12m approx)

A really light and airy room with sliding patio doors to both rear and side elevations. A ceiling lantern light allows light to flood in and there is perimeter recessed downlighting to the ceiling. Karndean flooring.



## *KITCHEN*

14'3" x 11'3" approx (4.34m x 3.43m approx)

Having an extensive range of solid wood shaker style units with undercounter one and a half sink and drainer, quartz work surfaces, matching island and Neff appliances which include oven, combination microwave oven, five ring induction hob with extractor hood over, dishwasher and fridge freezer. There is recessed downlighting to the ceiling. Karndean flooring.



## *UTILITY ROOM*

With fitted units, sink and drainer, plumbing for an automatic washing machine, window and external door to side elevation.

## *FIRST FLOOR*

## *LANDING*

With window to front and further staircase leading up to the second floor. There is a large airing cupboard situated to one corner.



### *BEDROOM 1*

13'1" x 10'10" approx (3.99m x 3.30m approx)

With fitted wardrobing to two walls having sliding mirror fronted doors, window to front elevation.



### *ENSUITE SHOWER ROOM*

With low level W.C, wash hand basin, large shower enclosure, fully tiled walls, heated towel rail.



### *BEDROOM 2*

14'3" x 11'4" approx (4.34m x 3.45m approx)  
Two windows to the rear elevation.

### *BEDROOM 3*

13'0" x 9'1" approx (3.96m x 2.77m approx)  
Two windows to the rear elevation.



### *BEDROOM 4*

10'3" x 7'7" approx (3.12m x 2.31m approx)  
Window to front elevation.

### *BATHROOM*

With attractive suite comprising bath with shower attachment, low level W.C, wash hand basin, large shower enclosure, fully tiled walls, heated towel rail.



## *SECOND FLOOR*

### *LANDING*

### *BEDROOM 5*

15'5" x 12'10" approx (4.70m x 3.91m approx)

A stunning room with modern fitted wardrobes and a series of velux windows to the front elevation with a view of the Humber.



### *ENSUITE SHOWER ROOM*

With low level W.C, wash hand basin and large shower cubicle, fully tiled walls, heated towel rail.



### *BEDROOM 6*

15'1" x 11'0" approx (4.60m x 3.35m approx)

Window to side elevation and access to roof storage.





## OUTSIDE

There is a lawned garden to the front. A block set driveway provides good parking and leads through gates to a rear block set courtyard and detached double garage. The garage has an automated up and over entry door, separate side access door and is part boarded for storage purposes. The attractive rear garden is lawned complemented by a patio area and water feature.



## TENURE

Freehold

## COUNCIL TAX BAND

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

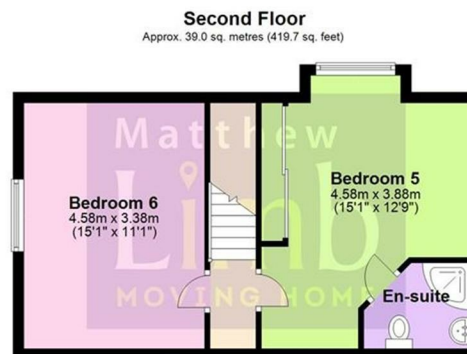
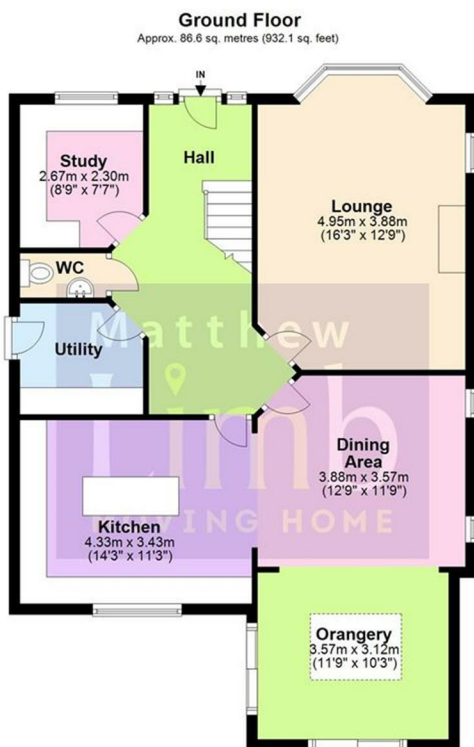
### VIEWING APPOINTMENT

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

SELLERS NAME(S) .....








Total area: approx. 200.3 sq. metres (2155.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	