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Limb
MOVING HOME



47 Southfield Drive, North Ferriby, East Yorkshire, HU14 3DU

- 📍 Riverside Location
- 📍 3/4 Bed Detached
- 📍 South Facing Garden
- 📍 Council Tax Band = E
- 📍 Plot of Approx. 1/3rd of an Acre
- 📍 Spectacular Views
- 📍 A Rare Opportunity
- 📍 Freehold/EPC = D

Offers Over £400,000

INTRODUCTION

With spectacular river views, this detached property is situated in one of the regions most desirable locations. Standing in a plot of approx. 1/3rd of an acre, the property enjoys a south facing garden running down to the river banks of the Humber and fabulous views are afforded over the Humber and onwards to the North Lincolnshire Wolds. The property is very deceptive from external appearance as spacious accommodation extends to approx. 1560sq ft. It must be noted that there is also plenty of potential to extend/remodel (subject to appropriate consents) to create a much larger home as evidenced by a number of neighbouring properties. Currently the accommodation briefly comprises a central hallway with cloak/W.C., a large extended lounge looking down the garden, good sized breakfast kitchen and a dining room/bedroom 4. Upon the first floor are 3 bedrooms served by a bathroom having a four piece suite. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside a driveway leads to the integral garage and there is a block set forecourt. The rear garden enjoys a sunny south facing aspect and runs down to the banks of the River Humber. Directly to the rear of the property lies a large paved patio with lawns extending beyond.



LOCATION

Southfield Drive is approached via either Marine Avenue or Riverview Avenue in the south of the village within this desirable village. North Ferriby lies approximately 9 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 up to the first floor and storage cupboard beneath.



CLOAK/W.C.

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

DINING/BEDROOM 4

15'0" x 10'0" approx (4.57m x 3.05m approx)
With window to front elevation.



EXTENDED LOUNGE

20'5" x 18'0" approx (6.22m x 5.49m approx)
A lovely sized lounge with windows overlooking the rear garden. A sliding patio doors opens out to the terrace. The room has a feature fire surround with marble hearth and back plate housing a living flame gas fire.





BREAKFAST KITCHEN

20'5" x 10'0" approx (6.22m x 3.05m approx)

Narrowing to 7'7" approx.

There are a range of fitted units with worksurfaces, sink and drainer. A cooker slot has a filter hood above and there is plumbing for an automatic washing machine. Wall mounted Worcester gas fired central heating boiler. Windows overlooking the rear garden, external access door to side.



FIRST FLOOR

LANDING

With window overlooking the rear garden and beyond.

BEDROOM 1

15'0" x 10'1" approx (4.57m x 3.07m approx)

With fitted wardrobes and large picture window looking south across the gardens, River Humber and onwards to the Lincolnshire Wolds. Situated off the bedroom is a store room which provides potential for conversion.



BEDROOM 2

13'0" x 9'2" approx (3.96m x 2.79m approx)

With fitted wardrobes and drawers, window to front elevation.



BEDROOM 3

11'3" x 9'0" approx (3.43m x 2.74m approx)

With south facing picture window to rear overlooking the gardens and onwards to the Lincolnshire Wolds.



BATHROOM

11'4" x 6'6" approx (3.45m x 1.98m approx)

With suite comprising low level W.C., pedestal wash hand basin, bath and separate shower enclosure, tiling to the walls and floor.



OUTSIDE

Outside a driveway leads to the integral garage and there is a block set forecourt. The rear garden enjoys a sunny south facing aspect and runs down to the banks of the River Humber. Directly to the rear of the property lies a large paved patio with lawns extending beyond.



REAR VIEW



VIEW OF THE HUMBER



TENURE

Freehold

COUNCIL TAX BAND

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

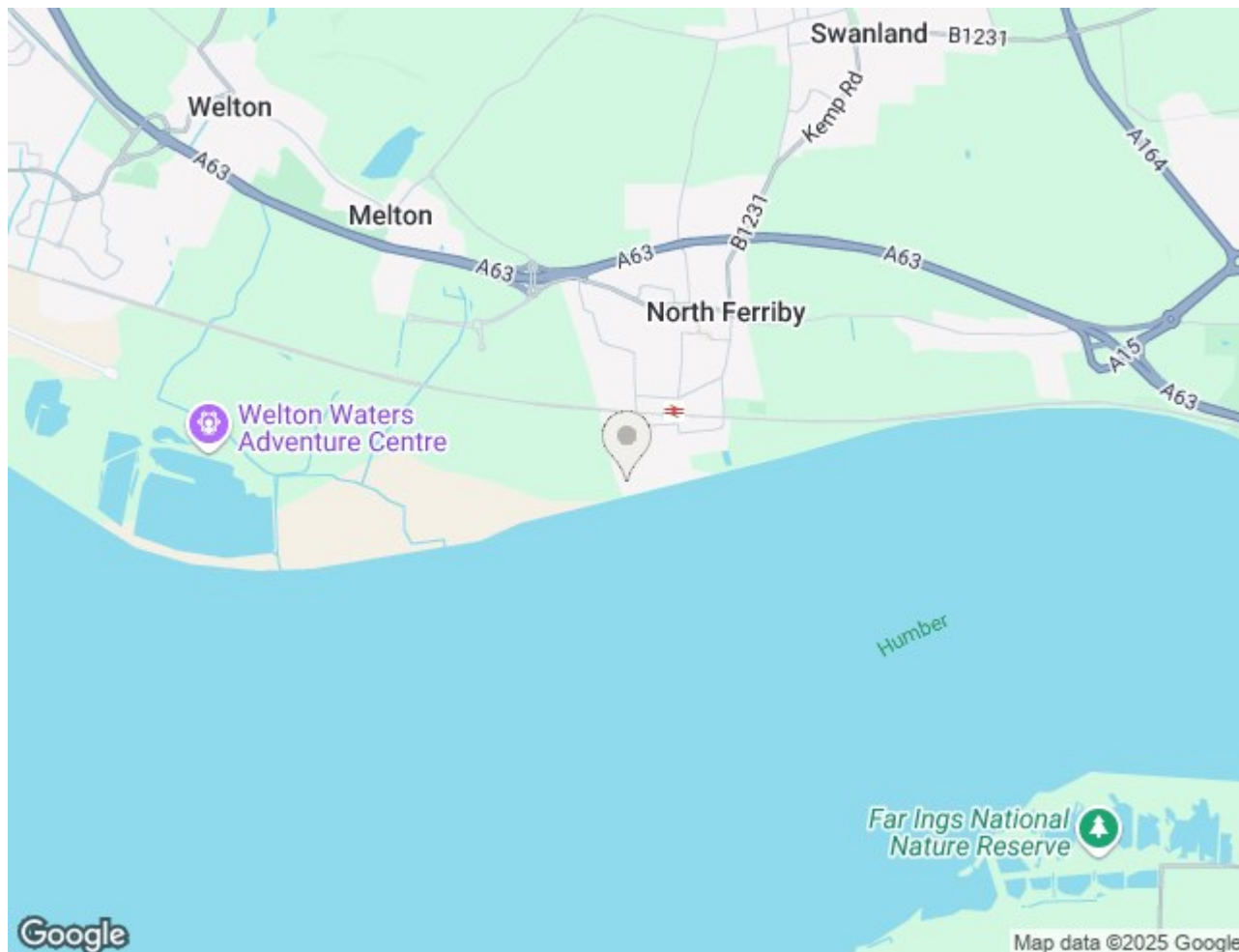
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



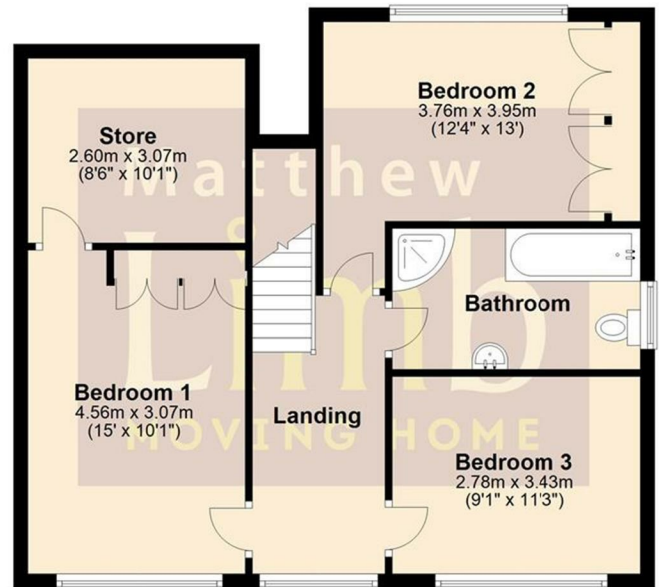
Ground Floor

Approx. 99.3 sq. metres (1068.5 sq. feet)




First Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



Total area: approx. 162.9 sq. metres (1753.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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	