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**Limb**  
MOVING HOME



*28 Corby Park, North Ferriby, East Yorkshire, HU14 3AY*

- 📍 Semi-detached House
- 📍 Sought After Location
- 📍 Three Good Bedrooms
- 📍 Council Tax Band C
- 📍 Lovely Rear Garden
- 📍 Side Drive and Garage
- 📍 Some Refurb Required
- 📍 Tenure Freehold/EPC = E

**£235,000**

## INTRODUCTION

This bay fronted semi-detached property stands on the western side of Corby Park and enjoys a good sized garden to the rear. The accommodation itself is well proportioned and would benefit from some refurbishment to create an attractive family home. The accommodation has the benefit of uPVC framed double glazing, gas fired central heating and briefly comprises an entrance hall, lounge with bay window, dining room off and a breakfast kitchen. There are three bedrooms, bathroom and a separate WC. A block set driveway provides parking and access to the garage. The westerly facing rear garden has lawns and mature borders.

## 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

With stairs leading to first floor off, window to side elevation.



## LOUNGE

14'7" x 13'1" approx (4.47m x 3.99m approx)

Plus bay window to front elevation. There is a tiled fireplace with shelves to alcove. An archway leads through to:



## DINING ROOM

9'6" x 8'6" approx (2.90m x 2.59m approx)

With cupboard to corner, window to rear elevation.



## KITCHEN

15' x 10'9" approx (4.57m x 3.28m approx)

Having a selection of fitted units with work surfaces, one and a half sink and drainer, tiled surround, windows to side and rear elevation, floor mounted Ideal Mexico gas fired central heating boiler.



## FIRST FLOOR

Window to side elevation.

## BEDROOM 1

11'9" x 12'4" approx to chimney breast (3.58m x 3.76m approx to chimney breast)

With fitted wardrobe and cupboards to alcoves, dressing table, window to front elevation.



## BEDROOM 2

11'8" x 10'4" approx (3.56m x 3.15m approx)  
Fitted wardrobes, window to rear elevation.



## BEDROOM 3

8'8" x 7'10" approx (2.64m x 2.39m approx)  
Fitted cupboard, window to front elevation.



## BATHROOM

With bath and wash hand basin.





## WC

With low level WC.

## OUTSIDE

There is a garden area to the front with shrubbery and adjacent to which a block set driveway provides parking and access onwards to the garage. The good sized rear westerly facing garden is lawned complemented by a patio and mature borders. There is also a garden shed.



## 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

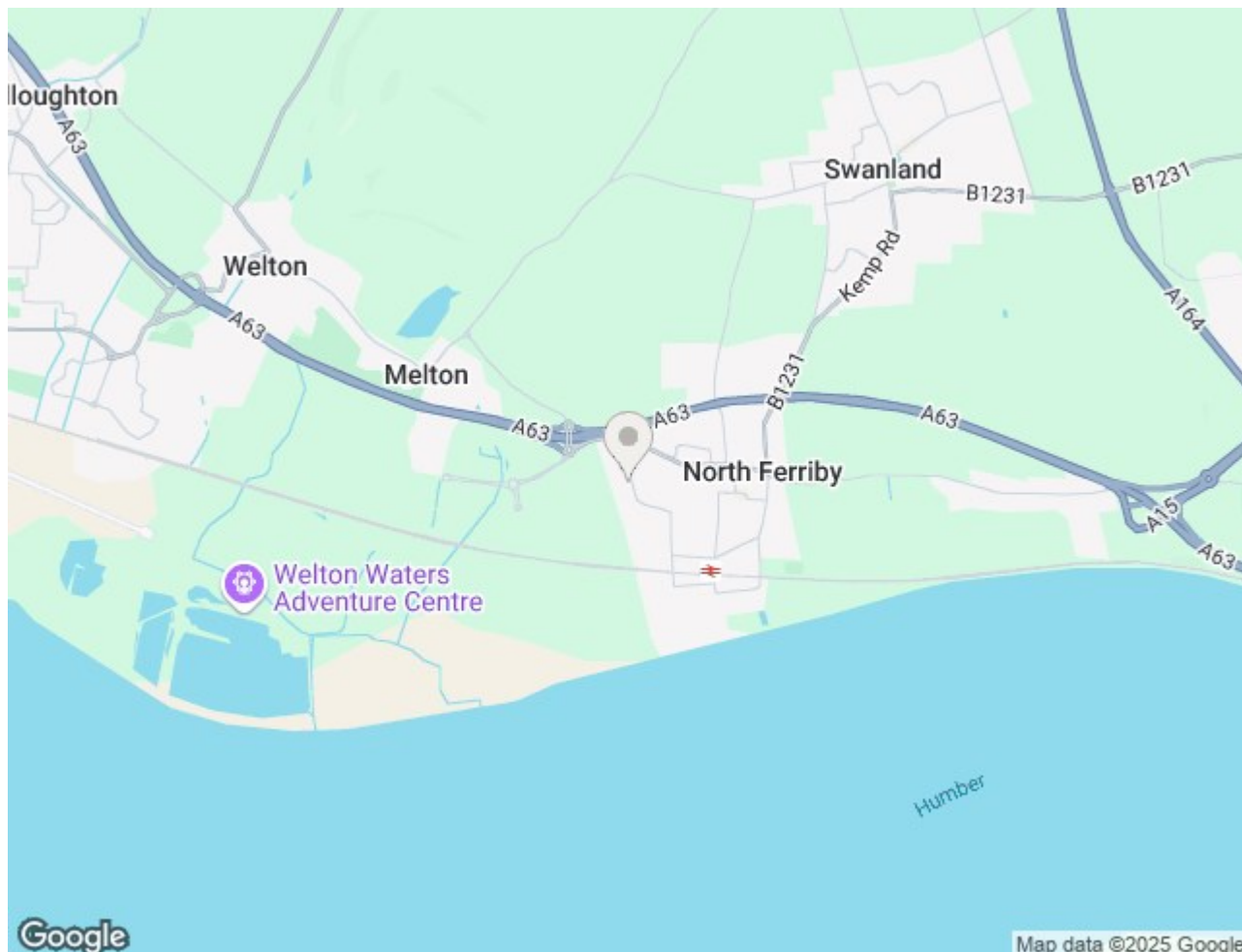
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

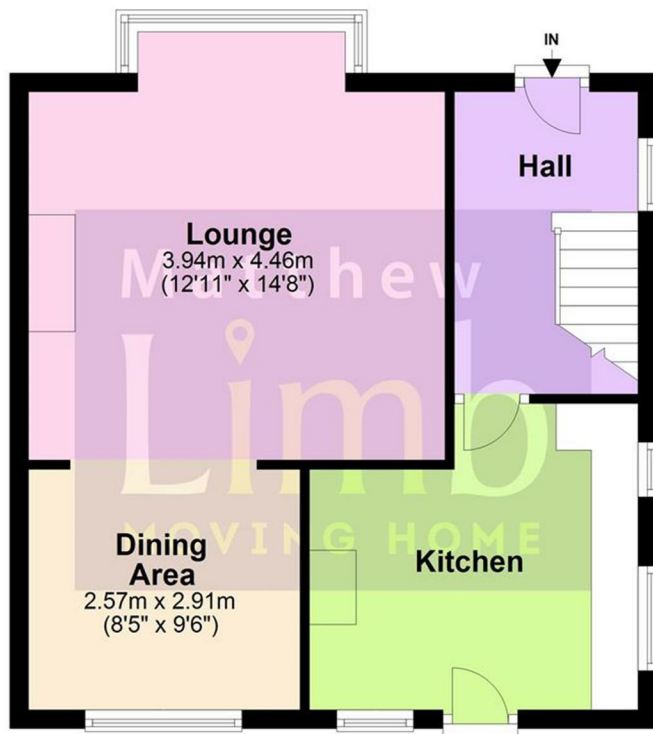
## VALUATION SERVICE

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.



## Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



## First Floor


Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.3 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	

## 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		
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