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**Limb**  
MOVING HOME



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

- 📍 Deceptive Semi
- 📍 Open-Plan Living
- 📍 Garage & Parking
- 📍 Council Tax Band = C

- 📍 Four Bedrooms
- 📍 Three Storey Accom.
- 📍 Good Sized Garden
- 📍 Freehold/EPC = D

*Offers Over £315,000*

## INTRODUCTION

A deceptively spacious semi detached house which has been extended to offer spacious family accommodation which is arranged over three floors. Providing contemporary open-plan living to the ground floor, the property includes a stylish fitted kitchen with an extensive range of fitted units and a host of integrated appliances. There is a separate lounge with bay window and a useful cloaks/WC. At first floor level, there are three family bedrooms and a bathroom with shower facility. On the upper floor is a spacious bedroom with an ensuite shower room. The property benefits from gas fired central heating with underfloor heating to the main bathroom and uPVC double glazing.

The property enjoys a good sized plot with sizeable lawned garden to the rear, gravelled driveway providing off-street parking and leading to a single detached garage.

A great property for a growing family with spacious living in the heart of this well regarded village. Viewing is strongly recommended!

## LOCATION

The property is located on Corby Park which is approached by Nunburnholme Avenue or Melton Road. North Ferriby lies approximately 8 miles to the west of Hull and offers an excellent range of local shops and amenities including a doctors surgery and convenience store. There are a number of amenities and recreation facilities plus a well reputed junior school with secondary schooling nearby South Hunsley School. The village also boasts a railway station which can be found a short walk away and convenient access is available to the A63 leading into Hull City centre to the east, the Humber Bridge leading to Lincolnshire and Humberside airport plus the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious and welcoming hallway with staircase, featuring a recently installed glass balustrade, leads to the first floor level. There is also an understairs cupboard.



## LOUNGE

14'8" x 13'3" approx (4.47m x 4.04m approx)  
With bay window to front, high level TV point, shelving to alcove with storage cupboard.



## LIVING KITCHEN/DINER

20'4" x 16'6" approx (6.22m x 5.05m approx)  
A superb open-plan living kitchen with dining area which boasts a practical design suited for everyday living. With French doors leading to the rear patio.



## CONTEMPORARY KITCHEN

The stylish design offers a range of contemporary fitted floor and wall units including an integrated double oven with grill, 4-ring induction hob with feature glass extractor fan, fridge/freezer and breakfast bar peninsular. One and a half bowl sink unit and drainer lies beneath window to rear, which provides natural light in addition to the Velux skylight in the roof above. Feature flooring throughout.



## DINING AREA

With additional Velux skylight and French doors leading to the patio. Space continues through to:



## SNUG

With high level TV point and feature flooring.



## CLOAKS/WC

With low-flush WC and wash-hand basin with vanity unit. A large storage cupboard has also been fitted, with plumbing for washing machine and space for dryer.



## FIRST FLOOR

### LANDING

With window to side and staircase leading to second floor level.



## BEDROOM 2

11'8" x 12'4" approx (3.56m x 3.76m approx)  
With fitted furniture comprising wardrobes and dressing table, and window to the front elevation.



## BEDROOM 3

12'1" x 10'1" approx (3.68m x 3.07m approx)  
With fitted wardrobes and window to rear elevation.



## BEDROOM 4

8'5" x 6'4" approx (2.57m x 1.93m approx)  
With window to front elevation.



## BATHROOM

With a contemporary suite comprising bath with shower over, fitted shower screen. Low flush WC and wash-hand basin with vanity unit beneath two windows to rear elevation, underfloor heating, heated towel rail.



## SECOND FLOOR

### LANDING

## BEDROOM 1

14'9" x 14'7" approx (4.50m x 4.45m approx)  
A most spacious bedroom with dormer window to rear elevation.  
Door to side leading to:



## ENSUITE SHOWER ROOM

With walk-in shower, low-flush WC and wash hand basin, heated towel rail, window to rear.



## OUTSIDE

To the front of the property is an established lawned garden area with gravelled driveway providing off-street parking and giving access to a single detached garage.

There is an extensive lawned garden to the rear with hedged and fenced boundaries and a paved patio area.



## PATIO AREA

## 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 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

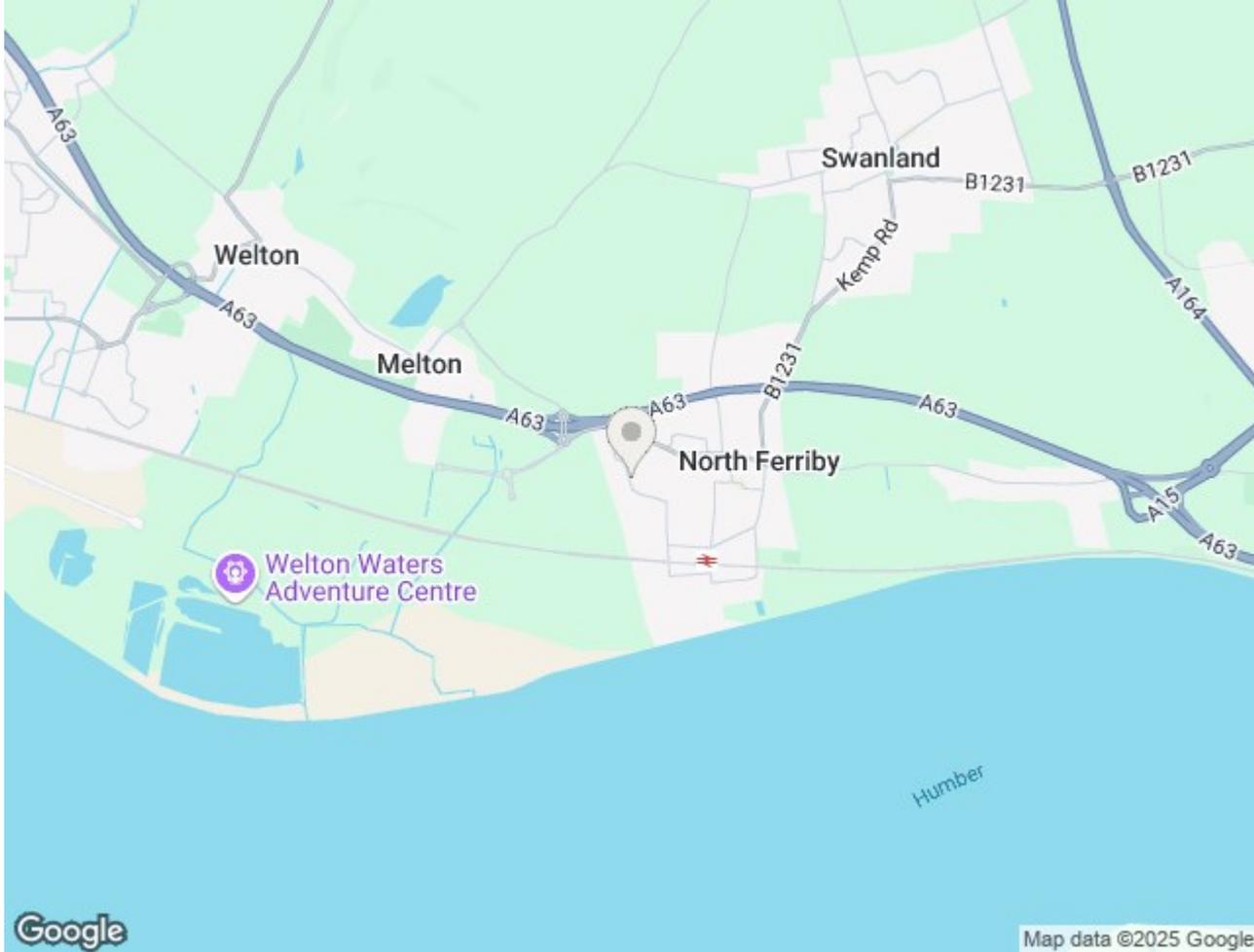
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 132.8 sq. metres (1429.8 sq. feet)

