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Matthew  
**Limb**  
MOVING HOME



*56 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT*

- 📍 Traditional Semi-Detached
- 📍 Superb Living Kitchen
- 📍 Separate Lounge
- 📍 Council Tax Band = C

- 📍 Three bedrooms
- 📍 Contemporary Bathroom
- 📍 Gardens & Driveway
- 📍 Freehold / EPC = D

£299,950

## INTRODUCTION

This bay fronted semi-detached property offers excellent accommodation with a superb open plan living kitchen to the rear. Situated within the sought after village of North Ferriby, the property has the benefit of gas central heating, uPVC double glazing and the accommodation briefly comprises an entrance hallway, lounge, open plan living kitchen with contemporary units and built in appliances. On the first floor are three bedrooms and a modern bathroom with shower facility.

To the front of the property is a lawned garden and a driveway provides off street parking. The rear garden is mainly lawned with decked area to the rear and there is a large shed.

## LOCATION

Riverview Avenue is a popular residential street scene of similar properties situated within the sought after village of North Ferriby. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a 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 convenient access is available to the A63 leading into Hull city centre to the east, the Humber Bridge or the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor. Window to side.



## LOUNGE

14'5" x 11'10" approx (4.39m x 3.61m approx)

With bay window to front elevation. Brick fire surround housing a gas fire (disconnected).



## OPEN PLAN LIVING KITCHEN

20'2" x 18'8" approx (6.15m x 5.69m approx)

Superb space situated to the rear of the property with doors opening out to the rear garden. The kitchen has a range of shaker style base and wall units with solid oak worksurfaces and upstands and there is a central island with sink and drainer and breakfast bar peninsular.

Integrated appliances include an oven, microwave, induction hob with filter hood above, fridge/freezer and dishwasher.



## KITCHEN AREA



## SITTING/DINING AREA



## FIRST FLOOR

### LANDING

With loft access hatch with loft ladder, window to side.

### BEDROOM 1

11'10" x 11'9" approx (3.61m x 3.58m approx)  
 Bay window to front elevation.



### BEDROOM 2

13'2" x 10'11" approx (4.01m x 3.33m approx)  
 Window to rear.



### BEDROOM 3

7'11" x 6'4" approx (2.41m x 1.93m approx)  
 Window to front elevation.



## BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

To the front of the property is a lawned garden and a driveway provides off street parking. The rear garden is mainly lawned with decked area to the rear and there is a large shed.



## DECKING



## 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

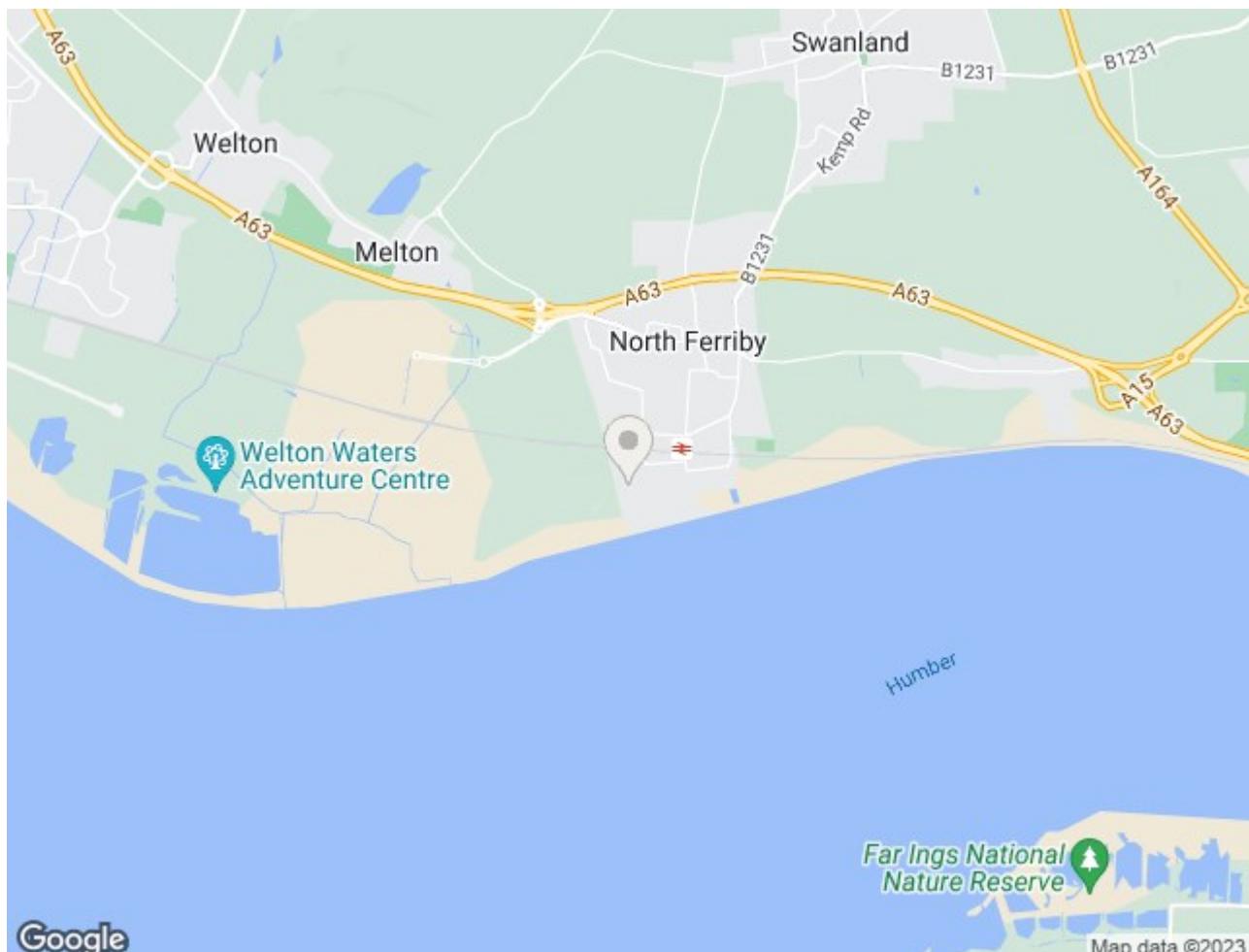
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 58.3 sq. metres (627.6 sq. feet)



**First Floor**

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.8 sq. feet)

