



30 Melton Road, North Ferriby, East Yorkshire, HU14 3ET

Detached House

4 Beds/2 Baths

Stunning Living Kitchen

Council Tax Band = E

Good Sized Plot

Double Garage

Convenient Location

Freehold/EPC = C

£425,000

INTRODUCTION

Standing in a good sized plot is this attractive family home featuring a stunning living kitchen. The property is situated to the western side of North Ferriby village, one of the areas most desirable places to live with its vibrant community spirit, variety of amenities, junior school with South Hunsley senior school nearby and excellent road and rail links available plus a main bus route stop outside. The accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, downstairs cloak/W.C., internal hallway and a large triple aspect lounge with feature fireplace plus double doors out to the garden. The hub of the house is the stunning living kitchen complete with a recently installed array of contemporary kitchen units and grand island together with a host of appliances. This area is open plan in style through to a snug/sitting room. Upon the first floor are a series of four bedrooms, the main of which is particularly spacious with a dressing area and an en-suite shower room. There is also a large family bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property occupies a good sized plot with lawns to both front and rear elevations and space to either side. A driveway provides good parking and there is an attached double garage.

LOCATION

The property is situated along Melton Road, North Ferriby, close to its junction with Corby Park. 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 PORCH

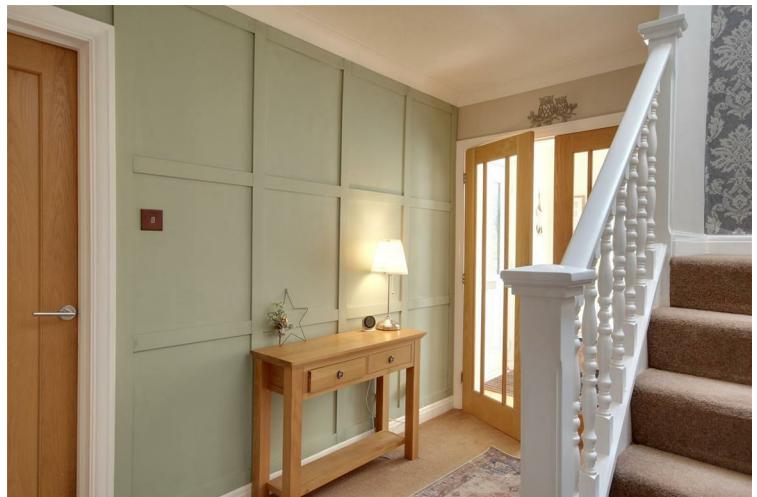
With double doors through to the hallway and access to the cloaks/W.C..

CLOAKS/W.C.

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

HALLWAY

With staircase leading up to the first floor and cupboard beneath.



LOUNGE

26'0" x 11'9" approx (7.92m x 3.58m approx)

A triple aspect room with cantilever style window to the front, window to side and windows with central doors to the rear providing access out to the garden. The focal point of the room is a feature fire surround with cast fireplace with "living flame" gas fire upon a marble hearth.



SNUG



LIVING KITCHEN

21'2" x 22'0" approx (6.45m x 6.71m approx)

This 'L' shaped room incorporated a superb kitchen and a snug/sitting area. The kitchen has an extensive range of contemporary marine blue coloured units, work surfaces and a one and a half sink and drainer with mixer tap. There is an integrated double oven, five ring hob with extractor hood above, dishwasher and plumbing for an automatic washing machine. The grand central island has fitted cupboards and a breakfast bar peninsular. There is a window and door to the rear. The snug area has a bow window to the front elevation. An internal door provides access through to the garage.



FIRST FLOOR

LANDING

With cylinder cupboard off.

BEDROOM 1

13'5" x 11'9" approx (4.09m x 3.58m approx)

The main bedroom area has a window to the front, dressing table and drawers. The bedroom is in an 'L' shape and has an area dedicated to fitted wardrobes.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin and shower cubicle. Access to eaves available.



BEDROOM 2

12'1" x 10'0" approx (3.68m x 3.05m approx)

Window to side elevation.



BEDROOM 3

11'9" x 8'8" approx (3.58m x 2.64m approx)

Window to side elevation.



BEDROOM 4

7'2" x 6'6" approx (2.18m x 1.98m approx)

Velux style window to sloping ceiling.

BATHROOM

10'0" x 8'8" approx (3.05m x 2.64m approx)

With suite comprising panelled bath with shower over and screen, low level W.C. and wash hand basin. Tiling to the walls and floor.



OUTSIDE

The property occupies a good sized plot with lawns to both front and rear elevations and space to either side. A driveway provides good parking and there is an attached double garage.



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 E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

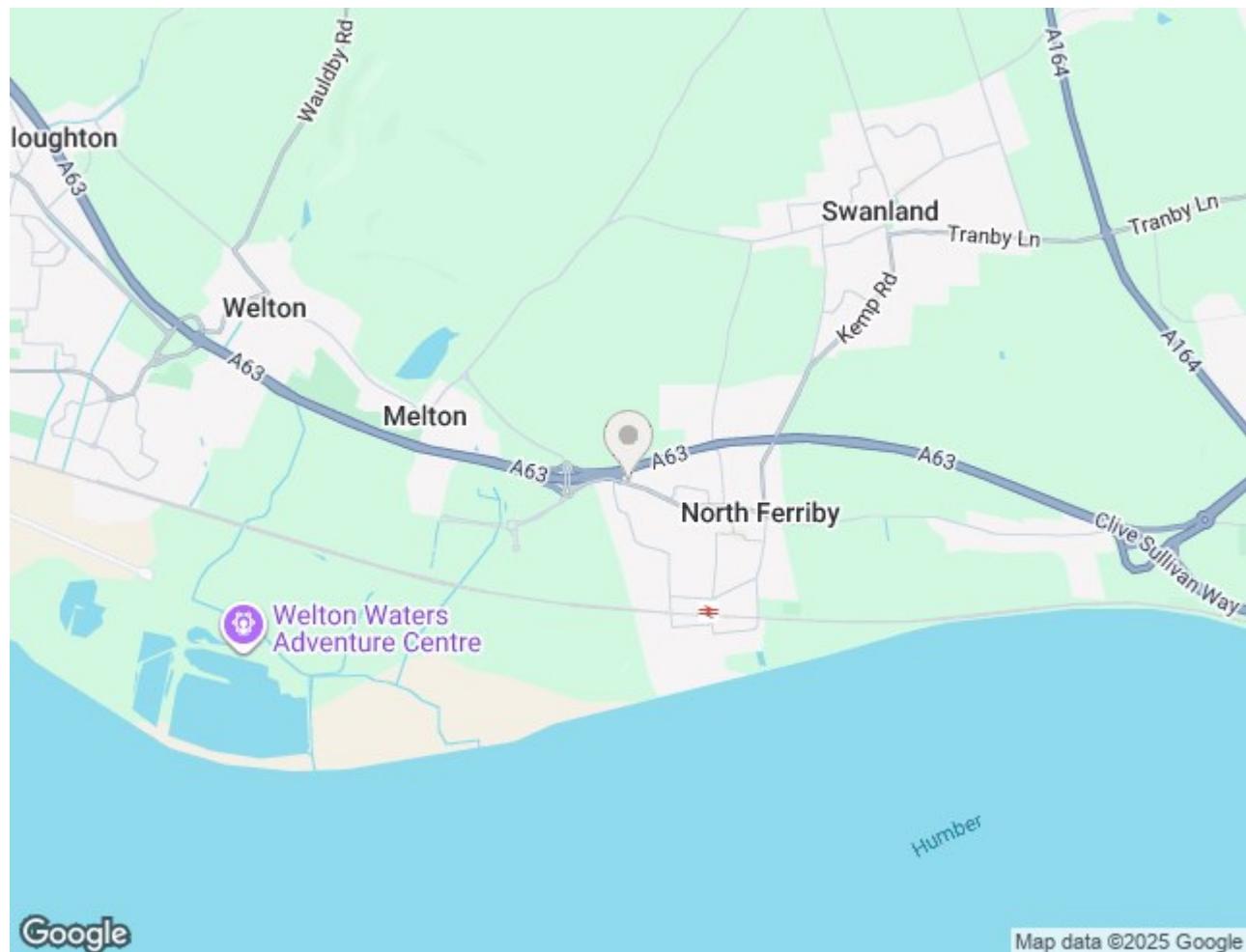
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 175.3 sq. metres (1886.5 sq. feet)
30 Melton Road

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	