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Limb
MOVING HOME



62 Ferriby High Road, North Ferriby, East Yorkshire, HU14 3LE

- 📍 Semi Detached House
- 📍 4 Bedrooms
- 📍 Extended Accon.
- 📍 Council Tax Band = D
- 📍 190ft Rear Garden
- 📍 Great Parking + Garage
- 📍 Sought After Location
- 📍 Freehold/EPC = D

£280,000

INTRODUCTION

Standing in a great plot with a 190ft long rear garden lies this extended semi detached house with excellent parking to the front, garage and plenty of space making this an ideal family home. The layout is depicted on the attached floorplan and briefly comprises an entrance hall, large living room with deep bay window and a superb rear dining/sitting room overlooking the garden. The kitchen has an extensive range of fitted appliances and there is a downstairs cloaks/W.C. together with internal access to the garage. Upon the first floor, a spacious landing provides access to all four bedrooms and the bathroom. The accommodation has the benefit of central heating and double glazing. The gardens are a particular feature providing the opportunity to enjoy a formal garden, relax, entertain in or a great place for the kids to run around. Viewing is certainly recommended.

LOCATION

The property stands along Ferriby High Road which runs out of North Ferriby village to the east. The village itself has a good range of amenities including a Co-op convenience store, doctor's surgery, newsagents and various sole traders. There are good recreation facilities within the village plus a well reputed primary school with secondary schooling available at South Hunsley in the neighbouring village of Melton. The village also boasts a railway station and convenient access is available to the A63 leading into Hull city centre to the east and the Humber Bridge plus in a westerly direction into the national motorway network and the regional business centres.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor and door into the lounge.

LOUNGE

With bay window to front elevation, feature marble fire surround housing a "living flame" gas fire. Opening through to Dining/Sitting Room.



DINING/SITTING ROOM

Situated to the rear of the house with patio doors opening out. Light floods in through a large ceiling lantern. The room is open plan in style from the lounge.



KITCHEN

A spacious kitchen having base and wall mounted units to both walls complete with work surfaces and there is an inset one and half sink and drainer with mixer tap. Other features include: an integrated oven, four ring gas hob with extractor hood above, plumbing for automatic washing machine. Double doors open to the rear patio and an internal door provides access to the garage.



INNER LOBBY

With access to useful understairs storage cupboard and W.C..

W.C.

Low Level W.C. and wash hand basin.

FIRST FLOOR

LANDING

With picture window to rear looking down the garden.



BEDROOM 1

With deep bay window to front elevation. Double doors opening to large over stairs cupboard/wardrobe.



BEDROOM 2

With window overlooking the rear garden.



BEDROOM 3

Window overlooking the rear garden.



BEDROOM 4

Double doors overlooking the front garden.



SHOWER ROOM

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



OUTSIDE

A concrete driveway and parking forecourt provide parking for 4/5 vehicles together with access to the integral single garage. The rear garden is a particular feature extending to approximately 190 feet in length being mainly laid to lawn bounded by mature hedging. A path lies to the rear of the house.



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

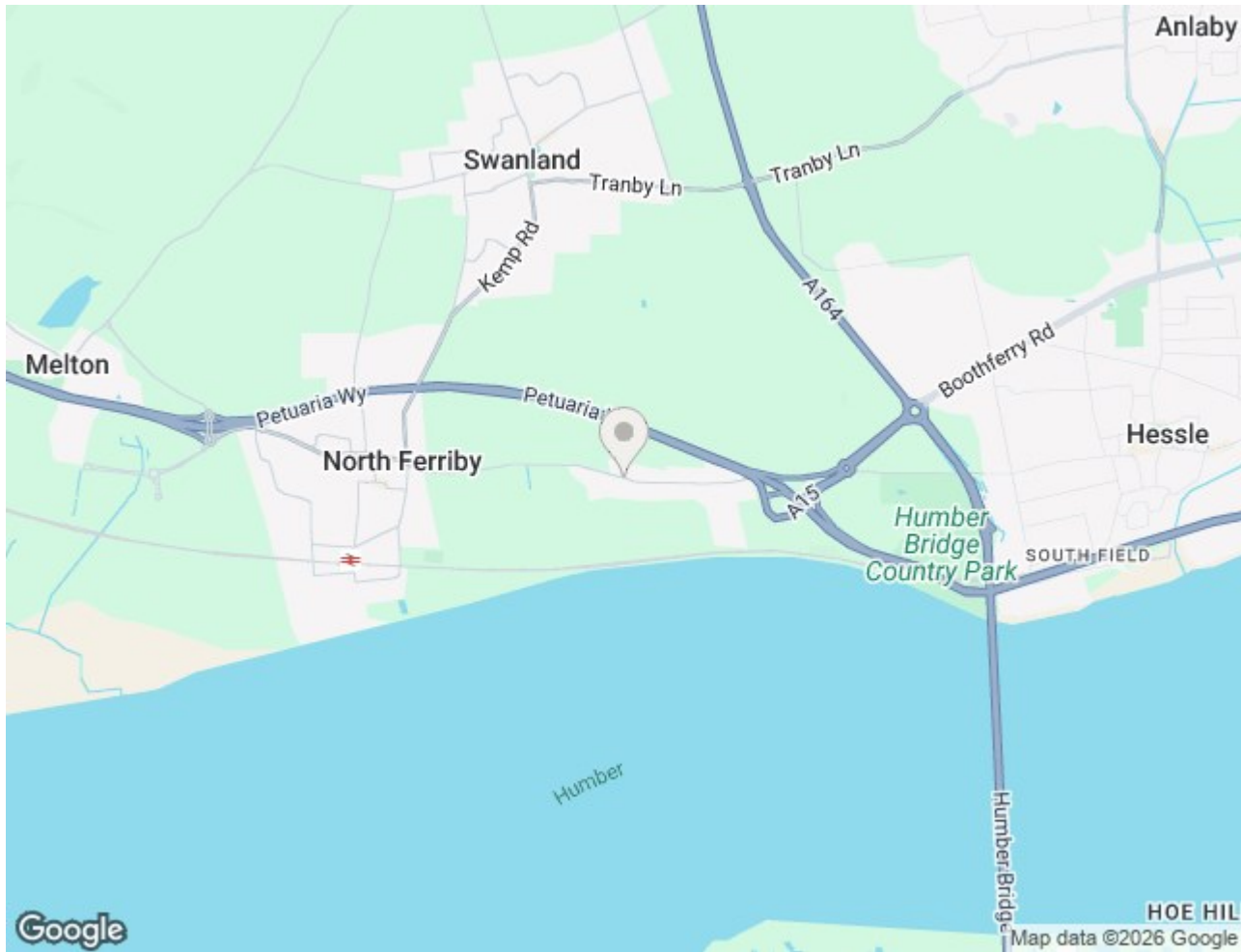
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

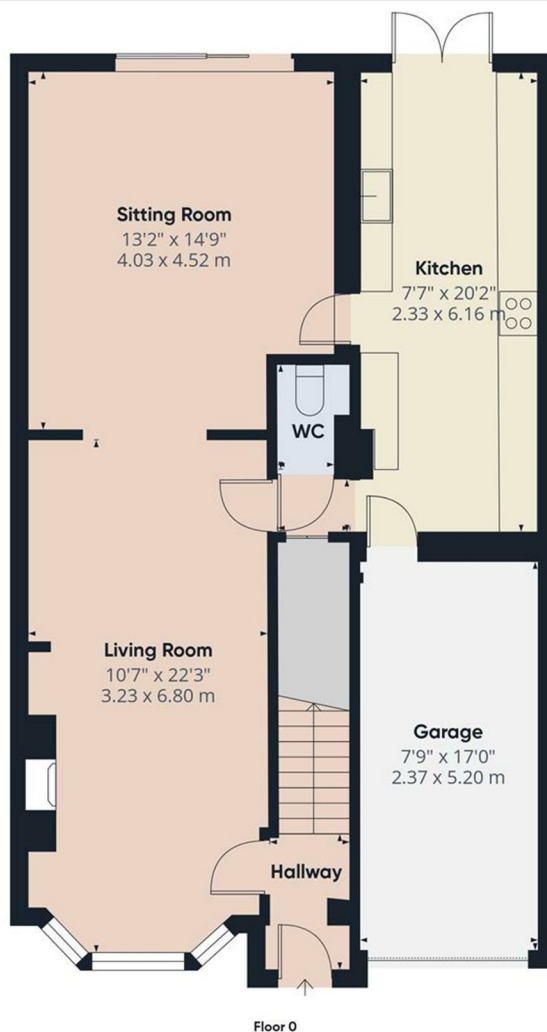
PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

PROPERTY TO SELL?

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.



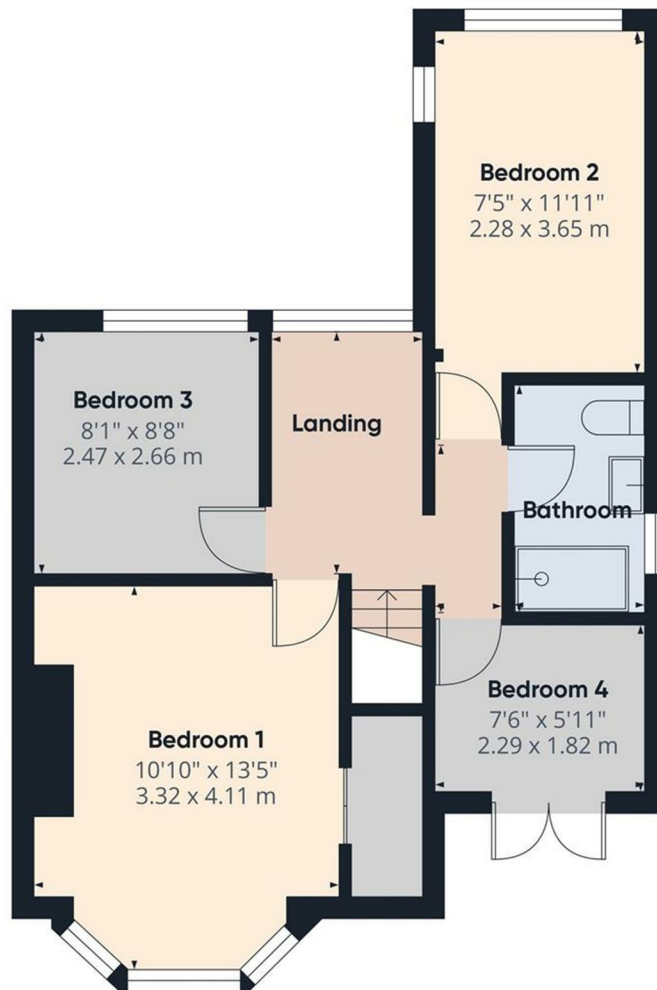


Approximate total area⁽¹⁾
781 ft²
72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area⁽¹⁾
467 ft²
43.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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