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Limb
MOVING HOME









Apartment 1, Manor Lodge, 87 Ferriby Road, Hessle, East Yorkshire, HU13

- Ground Floor Apartment
- Magnificent Character Lounge
- 2 Bedrooms / 2 Shower Rooms
- Council Tax Band = B
- Landscaped Communal Gardens
- Gated Access and Private Parking
- No Onward Chain
- Leasehold / EPC = D

£225,000

INTRODUCTION



Forming part of the impressive conversion of Manor Lodge, one of the most distinctive period properties along Ferriby Road, this individual ground floor apartment offers a wonderful combination of character, spacious accommodation and attractive surroundings. The building retains a wealth of architectural detail and stands within beautifully landscaped communal grounds enjoying a southerly aspect, approached through automated entrance gates with private residents' parking.

The apartment itself is particularly appealing, retaining many original-style features which complement its generous proportions. Undoubtedly the outstanding feature is the magnificent lounge, a superb room incorporating both living and dining areas. An ornate decorative ceiling, substantial fireplace with carved timber surround, attractive stained-glass windows and a deep bay window overlooking the gardens all contribute to the room's distinctive character. Architectural arches and decorative mouldings further enhance this impressive living space.

The accommodation is accessed from the communal entrance hall via a private entrance porch and briefly comprises the spacious lounge, fitted kitchen, two bedrooms, one with an adjoining en-suite shower room, and a further shower room. There is also an attractive garden room with French doors opening directly onto a communal paved terrace with the landscaped gardens beyond.

Whilst the apartment has been maintained over the years, there is scope for some modernisation, particularly to the kitchen and shower rooms, providing an opportunity to update the accommodation whilst retaining its individual character.

Outside, Manor Lodge stands within extensive and beautifully established communal gardens, predominantly laid to lawn with mature trees, shrubs and attractive planted borders. The grounds enjoy a desirable southerly aspect and provide an appealing setting for this handsome period building. Automated entrance gates provide access to the development, where private parking is available for residents.

Offering generous accommodation, distinctive architectural features and attractive communal surroundings, this is a rare opportunity to acquire an individual apartment within one of the area's most recognisable period properties.

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LOCATION

The highly sought after street scene of Ferriby Road forms part of Hessle's conservation area which comprises many fine homes of distinction, all of which make Ferriby Road a truly desirable place to live. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Access is gained to the main building through an intercom controlled entry door.

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COMMUNAL HALLWAY

A private residential entrance door from the stunning hallway provides access to the apartment.



PRIVATE ENTRANCE

With door leading to:

LIVING ROOM

A superb room incorporating both living and dining areas. An ornate decorative ceiling, substantial fireplace with carved timber surround, attractive stained-glass windows and a deep bay window overlooking the gardens all contribute to the room's distinctive character. Architectural arches and decorative mouldings further enhance this impressive living space.





ARCHITECTURAL FEATURES





BEDROOM 2

With built in wardrobe and window and door to the communal patio and gardens.



INNER HALLWAY

With useful storage cupboards.

SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



KITCHEN

With fitted units and laminate worktops incorporating a sink and drainer with mixer tap, oven and four ring gas hob with filter hood above, fridge/freezer, dishwasher and washing machine. The room is open plan through to the garden room.





GARDEN ROOM

With doors leading out to the communal patio and gardens beyond.



BEDROOM 1

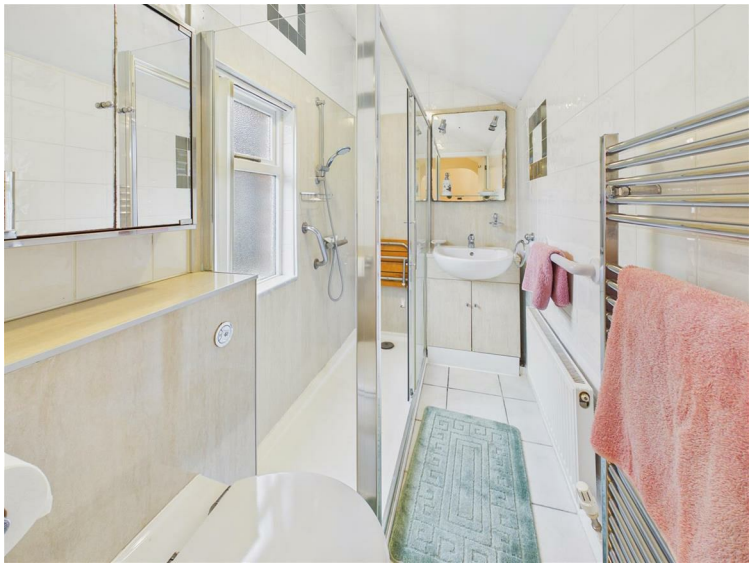
With fitted wardrobes and drawers. Window to the rear elevation.





EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, single glazed window to the side elevation.



COMMUNAL GROUNDS

Manor Lodge stands within extensive and beautifully established communal gardens, predominantly laid to lawn with mature trees, shrubs and attractive planted borders. The grounds enjoy a desirable southerly aspect and provide an appealing setting for this handsome period building. Automated entrance gates provide access to the development, where private parking for two cars is available for apartment 1.





COMMUNAL PATIO AREA



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of majority double glazing.

TENURE

Leasehold - The lease term is 999 years dated from January 2002.

SERVICE CHARGE

The service charge is £600 per quarter as at 1st November 2026. It includes all external property maintenance, Communal entrance and stairway cleaning and buildings insurance.

ROOF REPLACEMENT

We understand that the building requires a replacement roof, with the cost being shared between the apartments. The seller has advised that they have already paid their required contribution to the management company and that no further payment towards these works is anticipated from the purchaser, other than the usual service charge. This information should be verified by the purchaser's solicitor.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

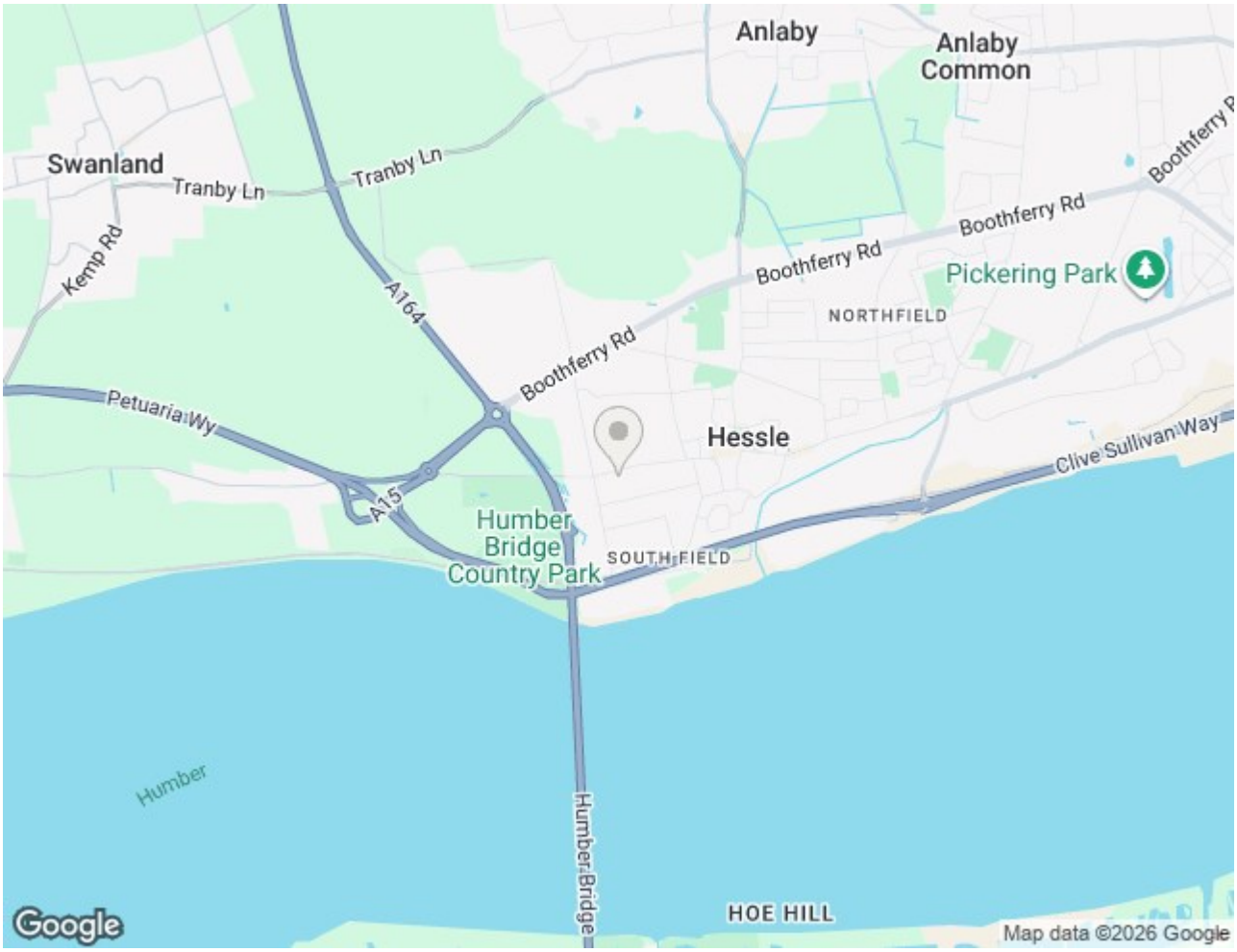
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.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Kemp Rd
A164
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Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
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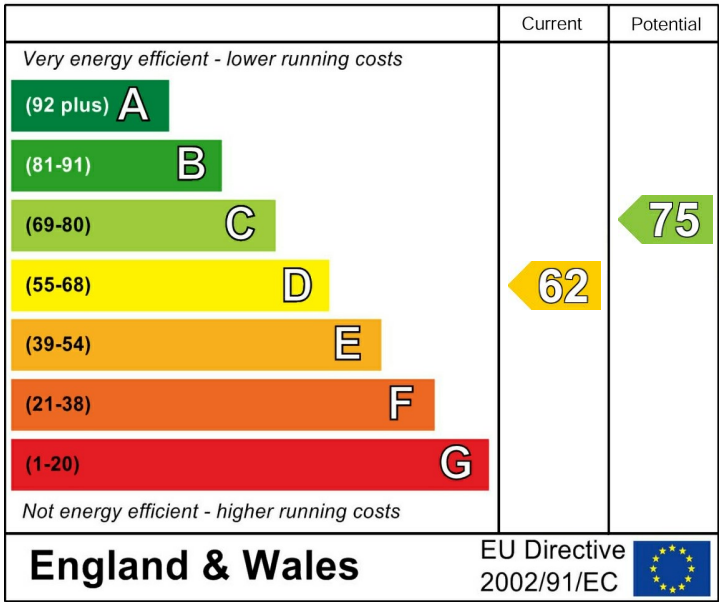
Approximate total area(1)
1027 ft²
95.4 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

