

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



43 Church Road, North Ferriby, East Yorkshire, HU14 3AA

- 📍 End of Terrace House
- 📍 Two Double Bedrooms
- 📍 Lounge/Diner
- 📍 Modern Kitchen & Bathroom
- 📍 Central Village Location
- 📍 C/Heating & D/Glazing
- 📍 Viewing A Must!
- 📍 EPC=

£159,950

INTRODUCTION

This lovely end of terrace house occupies a fantastic position in the centre of this desirable village. Offering a good layout, the accommodation has the benefit of gas central heating and uPVC double glazing and comprises an entrance porch, through lounge diner, modern fitted kitchen with built in appliances, rear lobby with utility area and cloaks/W.C.. At first floor level are two double bedrooms and a spacious bathroom.

To the front of the property is lawned garden with low brick walled boundary to the front and planted borders. The rear garden is mainly lawned with a patio area.



LOCATION

The highly desirable village of North Ferriby is situated on the banks of the River Humber some 8 miles to the west of Hull city centre. Clustered around the attractive village church are a number of amenities and the village also has a variety of independent salons, convenience store, doctor's surgery, well regarded public house, all of which provide many of your day to day needs. There are a range of recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley academy. The village also boasts a railway station which can be found a short walk away and there is convenient access to the A63 leading into Hull city centre to the east, the Humber bridge leading to Lincolnshire and Humberside airport, and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

PORCH

With residential entrance door to:

LOUNGE/DINER

22'9" x 12'3" approx (6.93m x 3.73m approx)

With understairs cupboard and stairs to the first floor off.



ALTERNATIVE VIEW



DINING AREA



KITCHEN

11'10" x 8'6" approx (3.61m x 2.59m approx)

Having a range of modern fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, built in appliances including an oven, hob with filter hood over, dishwasher and fridge. There is also space for a further undercounter appliance. Window to rear elevation.



REAR LOBBY/UTILITY AREA

With plumbing for an automatic washing machine. External access door to side.

CLOAKS/W.C.

Low flush W.C., window to side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

12'2" x 10'5" approx (3.71m x 3.18m approx)

Window to front elevation.



BEDROOM 2

11'9" x 8'6" approx (3.58m x 2.59m approx)

Window to rear elevation.



BATHROOM

9'6" x 6'4" approx (2.90m x 1.93m approx)

With suite comprising a bath with shower over and screen, pedestal wash hand basin, low flush W.C., tiling to the walls, storage cupboard and window to rear elevation.



OUTSIDE

To the front of the property is lawned garden with low brick walled boundary to the front and planted borders. The rear garden is mainly lawned with a patio area.

PLANS FOR LOFT CONVERSION

Plans have been drawn up to convert the loft to create an additional bedroom with en-suite. Plans can be seen at point of viewing.

TENURE

Freehold

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

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

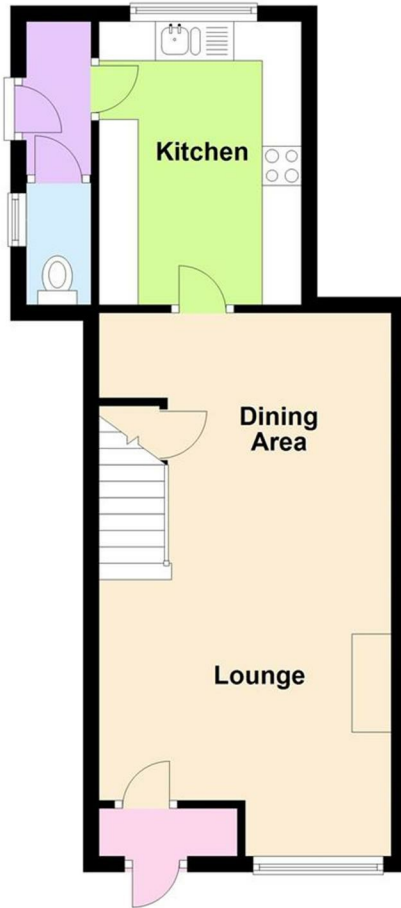
VIEWING

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



Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)




First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 71.5 sq. metres (769.2 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	