

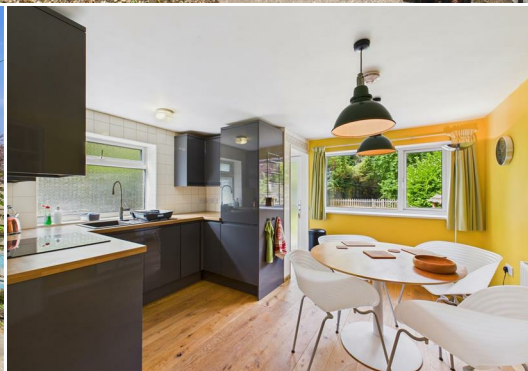
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Limb
MOVING HOME



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

- 📍 Semi-Detached
- 📍 Two Beds + Loft
- 📍 Open Plan Living
- 📍 Council Tax Band = B
- 📍 Shower Room
- 📍 Gardens
- 📍 Parking
- 📍 Freehold / EPC = D

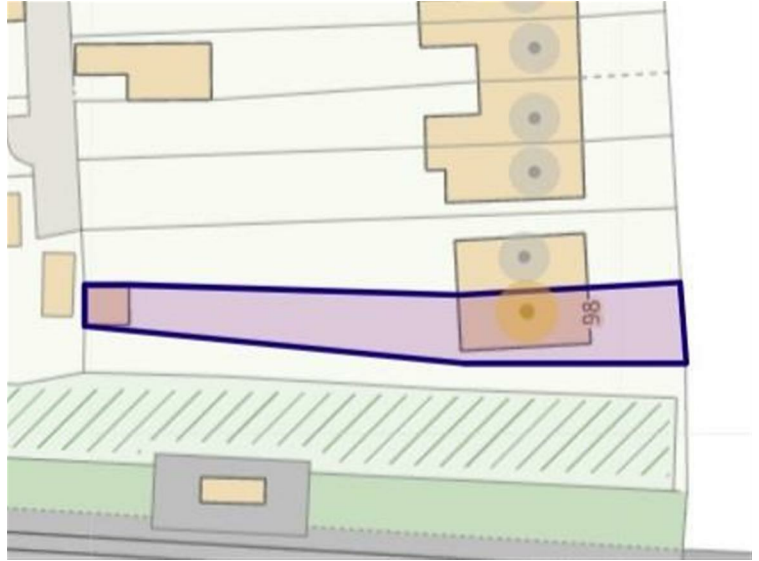
Offers Around £235,000

INTRODUCTION

This well-presented semi-detached house sits in the heart of a sought-after village. Enhanced for open-plan living, this home features Fired Earth engineered oak floorboards on the ground floor, a genuine Italian vintage tiled fireplace, and a Fired Earth tiled kitchen and archway. A spacious lounge opens to a stylish dining kitchen, complete with a rear lobby with plumbing. The first floor hosts a main bedroom, a versatile second bedroom/nursery/study, and a modern shower room. A fixed staircase leads to a useful loft space with Velux windows. The property has the benefit of double glazing and app controlled gas central heating. Externally, there's a front garden, a driveway via wrought iron gates, and a rear lawned garden accessed by a side path.

LOCATION

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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

LOUNGE

With staircase leading up to the first floor.





DINING KITCHEN

Having a range of stylish base and wall units with laminate worktops, sink and drainer with shower style mixer tap, tiled splashbacks. Bosch double oven, NEFF induction hob with filter hood above and a Hotpoint fridge/freezer. Window to side.



DINING AREA



REAR LOBBY

With plumbing for a washing machine and external access door to rear.

FIRST FLOOR

LANDING

With fixed staircase leading up to the loft.

BEDROOM 1

Windows to the front elevation. Useful overstairs cupboard.



BEDROOM 2/NURSERY/STUDY

Window to rear.



SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and demisting mirror



LOFT

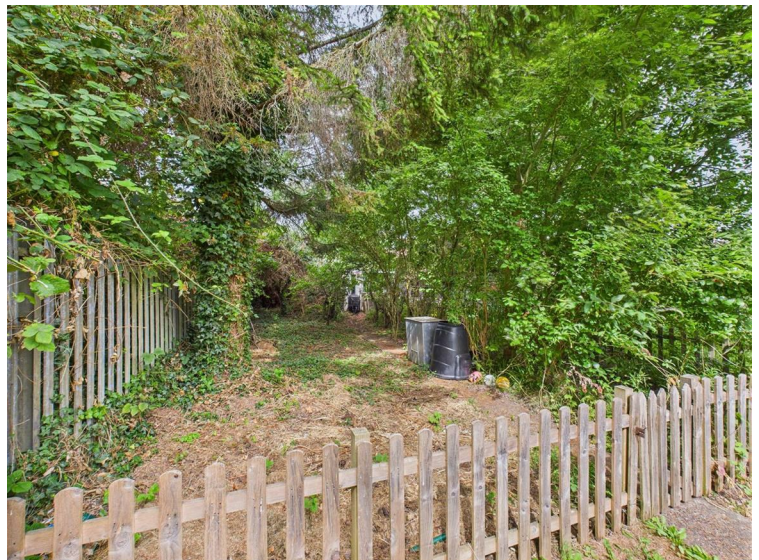
With Velux windows to the front and rear.



OUTSIDE

Externally, there's a front garden, a driveway via wrought iron gates, and a rear lawned garden accessed by a side path. There is a large outbuilding to the rear of the garden.

The garden, which adjoins the railway line, currently benefits from the use of adjacent land owned by Network Rail, as depicted in the photos. It's important to note that this specific parcel of land is not included in the sale of the property; the extent of ownership is detailed on the title plan.



REAR VIEW



BROADBAND

There is full fibre broadband and an ethernet cable to the desk area in the lounge.

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

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.

