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Limb
MOVING HOME









31 Humber Road, North Ferriby, East Yorkshire, HU14 3DN

- Amazing Bungalow
- Stunning River Views
- Immaculately Presented
- Council Tax Band = G
- Approx. 2,400sq.ft.
- 3/4 Beds / 2 Baths
- A Rare Opportunity
- Freehold/EPC = C

Offers Over £550,000

INTRODUCTION



One of the best views in the region! This stand out bungalow really has the "wow factor" with its amazing panoramic views to the rear of the River Humber, iconic Humber Bridge and Lincolnshire Wolds beyond. The property itself is of true quality having been built with generous proportions, great room sizes, much versatility and the property approximately 2,400sq.ft.. Immaculately presented, the owners have enhanced the property further in recent times creating a truly desirable home which is ready to move straight into. There is plenty of outside space with excellent parking and a double garage to the front and to the rear lies a lawned garden and large paved terrace ideal for relaxing, entertaining or just enjoying the view! The accommodation is depicted on the attached floorplan and briefly comprises a spacious lounge with two sets of French doors, a fabulous garden room enjoying the far reaching views, dining room and a stunning kitchen loaded with appliances. There is also a fitted utility room which gives access directly into the garage. Situated off the spacious hallway is a cloaks/W.C. and storage cupboard. Overall there are up to four bedrooms, one of which is alternatively ideal as a snug or study. The main bedroom includes a fitted dressing room and en-suite with the additional bedrooms served by the luxurious bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing.

LOCATION

The highly desirable village of North Ferriby is situated upon the banks of the River Humber and lies approximately 7 miles to the west of Hull. Immediate access is available to the A63/M62 motorway network and the village also has its own mainline railway station. There is a good range of local shops, general amenities and a well reputed Primary School together with South Hunsley Secondary School nearby. A variety of local walks are available particularly around the River Humber foreshore area.





ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious and welcoming hallway with large storage cupboard off.

W.C.

With low level W.C. and wash hand basin.

LOUNGE

19'11" x 16'11" approx (6.07m x 5.16m approx)
With beautiful stone fire surround housing a "living flame" gas fire. Window to either side of chimney breast and two sets of French doors to the rear, one opening to outside and one providing access through to the garden room.



GARDEN ROOM

14'8" x 13'2" approx (4.47m x 4.01m approx)
With stunning views across the garden, River Humber and beyond.



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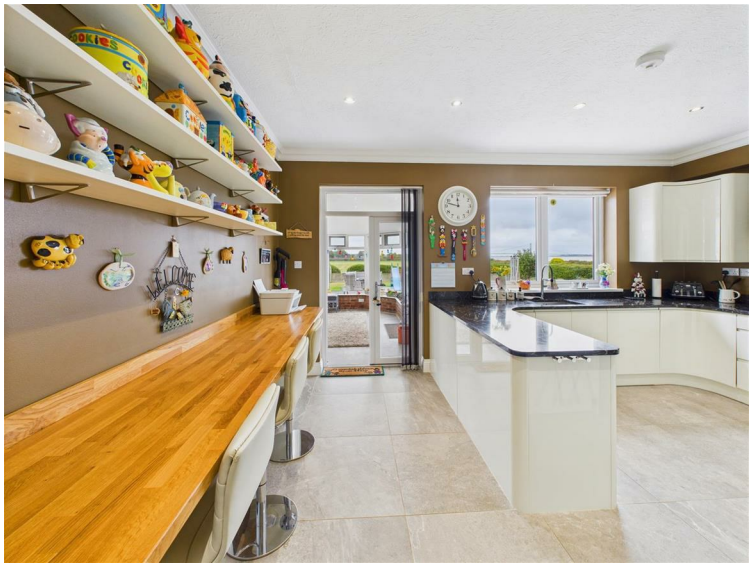
BREAKFAST KITCHEN

17'2" x 15'0" approx (5.23m x 4.57m approx)
A modern fitted kitchen with handleless units and granite work surfaces. There is an undercounter sink and mixer tap, oven, combination microwave. dishwasher, five ring induction hob with designer extractor hood above, housing for a fridge freezer. Tiling to the floor, window overlooking the garden providing a view of the Humber Bridge. Oak breakfast bar running to one wall.





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UTILITY ROOM

11'10" x 6'2" approx (3.61m x 1.88m approx)
With a range of matching units and work surfaces. There is plumbing for automatic washing machine and space for a dryer, undercounter sink with mixer tap, tiling to the floor. Internal door through to the garage and external door to the rear garden.



DINING ROOM

128" x 11'0 approx (39.01m x 3.35m approx)
With two windows to side elevation.



STUDY/BEDROOM

11'10" x 6'9" approx (3.61m x 2.06m approx)
With window to side elevation.



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BEDROOM CORRIDOR

Providing access to three further bedrooms and a bathroom.

BEDROOM 1

16'0" x 14'11" approx (4.88m x 4.55m approx)
Comprehensively fitted with wardrobes, drawers and dressing table.
Windows to two elevations.



DRESSING ROOM

Having extensively fitted wardrobing.



EN-SUITE SHOWER ROOM

With fitted furniture housing inset wash hand basin and concealed flush W.C., large shower area, tiled surround.



BEDROOM 2

15'2" x 9'10" approx (4.62m x 3.00m approx)
With fitted furniture, drawers and desk. Windows to two elevations.



BEDROOM 3

11'10" x 9'8" approx (3.61m x 2.95m approx)
With fitted wardrobe and drawers, two windows to front elevation.



BATHROOM

A luxurious suite comprising shaped bath with shower over and screen, fitted furniture with inset wash hand basin and W.C..



OUTSIDE

The property stands in a large plot with a lawned garden and driveway to the front which provides excellent off street parking for several cars and leads to the attached double garage with electric up and over door. Within the garage there are also storage rooms. The rear garden enjoys an open aspect with views across the River Humber, the iconic Humber Bridge and the Lincolnshire Wolds beyond. The garden is predominantly lawned together with a large paved terrace idea for relaxing, entertaining or just enjoying the view.



REAR VIEW





DRIVEWAY



GLAZING

The property has the benefit of uPVC double glazing.

HEATING

The property has the benefit of gas fired central heating to radiators.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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

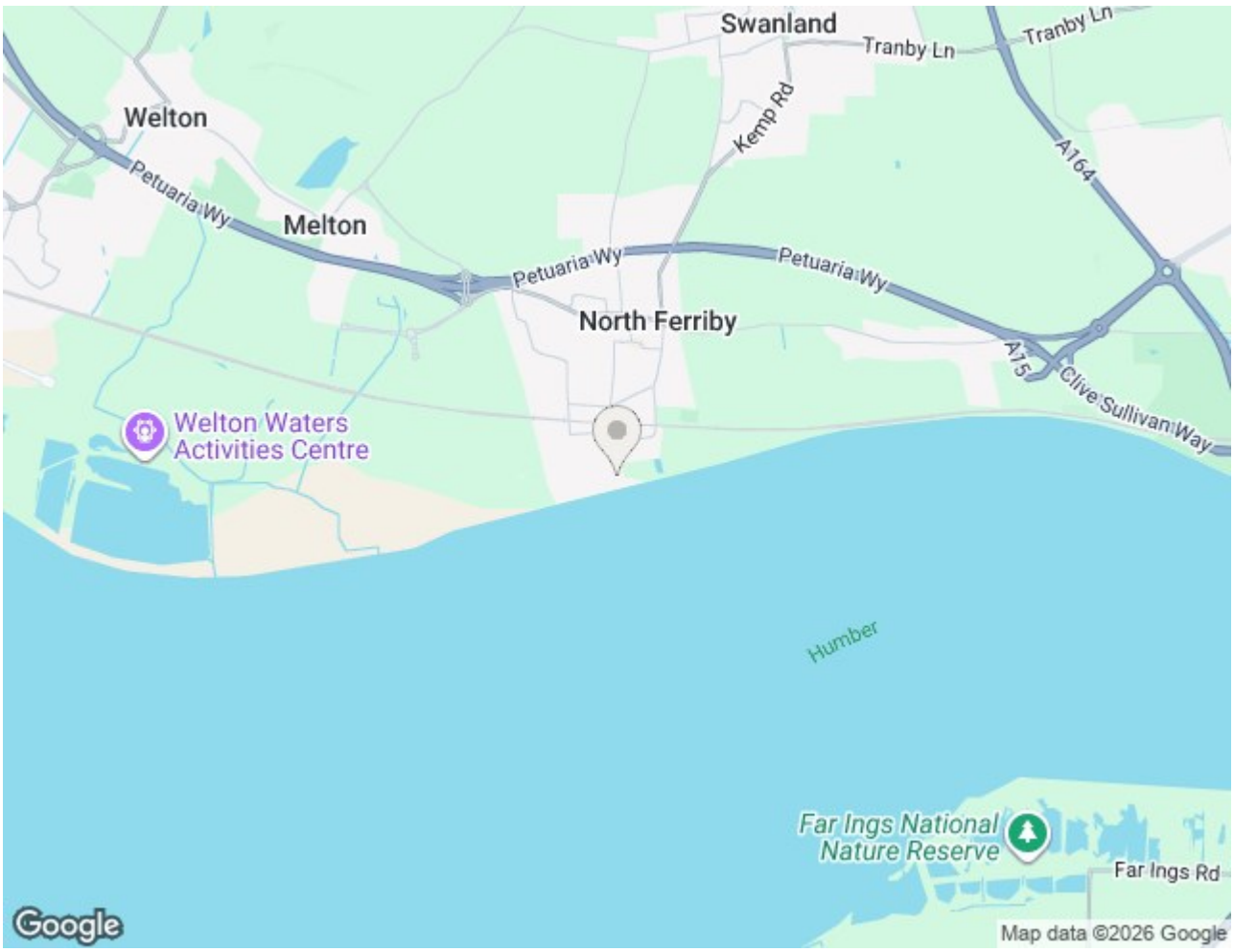
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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?

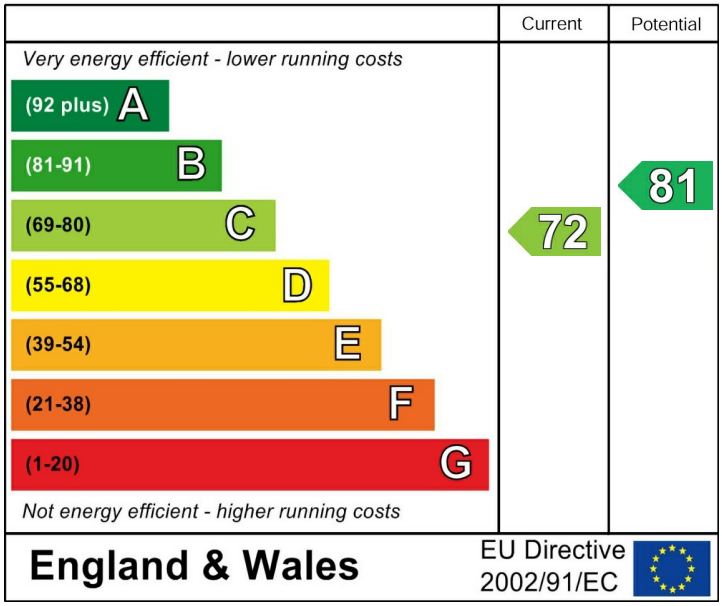
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 222.1 sq. metres (2390.8 sq. feet)
31 Humber Road, North Ferriby

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

