



17 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DY

- 📍 Semi-Detached House
- 📍 Four Bedrooms
- 📍 Two Reception Rooms
- 📍 Council Tax Band = D
- 📍 Bathroom with Separate Shower
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

£325,000

INTRODUCTION

Situated in this ever popular village is this lovely semi-detached house. Offering extended accommodation depicted on the attached floorplan, the tastefully presented property comprises a welcoming entrance hall, cloaks/W.C., an attractive lounge with feature fireplace and built in storage to alcoves, day/play room which adjoins an open plan style dining area with double doors leading out to the rear garden. There is a kitchen with an extensive range of fitted units and a range cooker. Upon the first floor are four bedrooms and a family bathroom with four piece suite. The accommodation boasts gas central heating and double glazing. There is a side driveway providing off street parking with a covered carport area leading onwards to a large single garage. There is a pleasant lawned garden with patio areas to the rear.

LOCATION

The property is situated on the east side of Riverview Avenue and is approached from Marine Avenue in the south of the village. 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

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor and understairs cupboard.
Double glazed window to the side elevation.



CLOAKS/W.C.

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

LOUNGE

14'7"(plus bay) x 12'0" approx (4.45m(plus bay) x 3.66m approx)

With feature fireplace with cast iron/tiled insert and tiled hearth with gas point. Fitted units to alcoves, uPVC double glazed bay window to the front elevation. Double doors to day/play room.



DAY/PLAY ROOM

10'1" x 9'5" approx (3.07m x 2.87m approx)
Open plan through to the dining area.



DINING AREA

12'2" x 8'7" approx (3.71m x 2.62m approx)
With uPVC double glazed windows overlooking the garden and double doors leading to outside. Open plan through to the kitchen.



KITCHEN

17'0" x 8'9" approx (5.18m x 2.67m approx)

With an extensive range of fitted base and wall units incorporating a one and a half bowl sink and drainer with mixer tap, range cooker with extractor above, plumbing for a washing machine, space for fridge/freezer and tumble dryer, laminate worksurfaces, tiled splashbacks, cupboard housing the gas Worcester boiler, uPVC double glazed windows to the side and rear elevations and external access door to the side.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

11'10" x 11'8"(plus bay) approx (3.61m x 3.56m(plus bay) approx)
uPVC double glazed bay window to front elevation. Freestanding wardrobes are included in the sale.



BEDROOM 2

13'7" x 11'0" approx (4.14m x 3.35m approx)

Feature wood panelling to one wall. uPVC double glazed window to rear. Freestanding wardrobes are included in the sale.



BEDROOM 3

14'9" x 8'6" approx (4.50m x 2.59m approx)
uPVC double glazed windows to front and rear elevations.



BEDROOM 4

8'0" x 6'5" approx (2.44m x 1.96m approx)
With uPVC double glazed window to front elevation.



BATHROOM

With modern suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Part tiling to walls and extractor fan. uPVC double glazed window to rear.



OUTSIDE

To the front of the property there is a laurel boundary hedge with gravelled drive and further side drive leading to the covered carport area and single detached garage beyond. There is gated pedestrian access leading to the rear garden.

The pleasant rear garden is mainly lawned with patio areas.



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

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

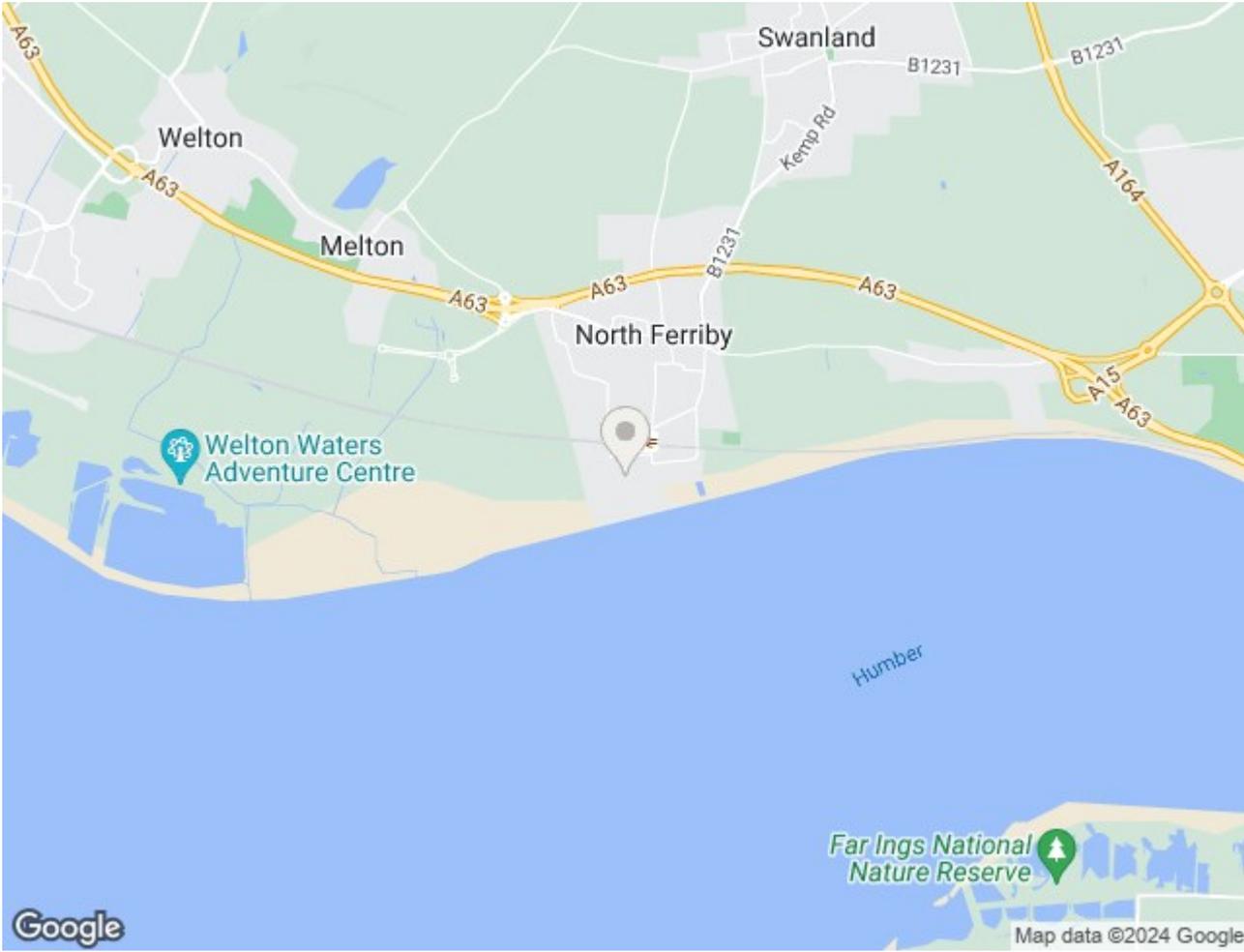
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

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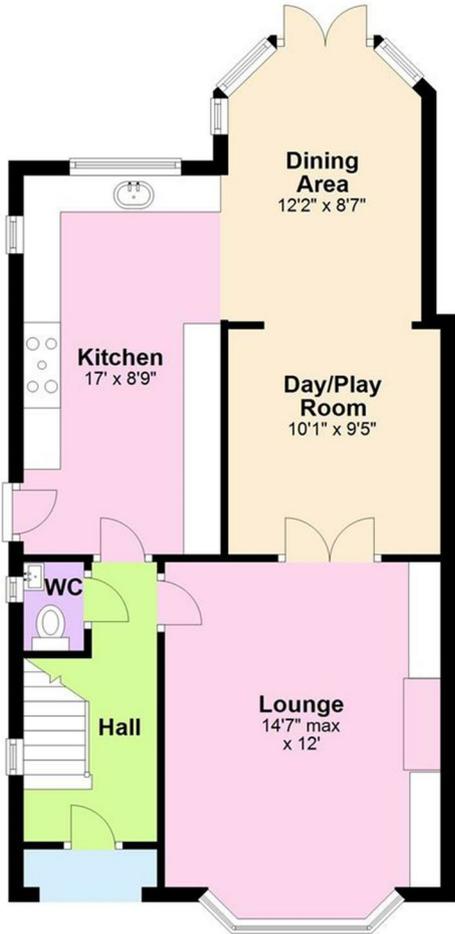
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.



Ground Floor
Approx. 627.8 sq. feet



First Floor
Approx. 606.9 sq. feet



Total area: approx. 1234.7 sq. feet

