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Limb
MOVING HOME

Cranford, 10 Station Road, North Ferriby, East Yorkshire, HU14 3DQ

- Home of Distinction
- Prime Village Location
- 5 Bedrooms
- Council Tax Band= G
- Open Plan Living Kitchen
- 1/2 Acre Plot
- Significant Appeal
- Freehold/EPC = E

£995,000

INTRODUCTION

A fine detached house in the centre of North Ferriby which has great character, an array of period features and the luxuries of modern living. Cranford is a superb home of Edwardian origins which style exhibits many attractive features of the "arts and craft" movement. It stands proudly on a private plot of half an acre on the highly desirable and leafy street scene of Station Road in the centre of the village. This is a conservation area and is characterised by many unique properties from lovely cottages, to homes of distinction. The property itself affords plenty of space for a growing family with around 4,500sq.ft. of accommodation across three floors. You can't fail to be impressed by the superb entrance reception complete with fireplace, which provides access to two elegant reception rooms, butlers pantry, cloak room and W.C.. The modern open plan kitchen/dining/living area measures approximately 30ft in length with light flooding in from three elevations together with doors leading out to the paved terrace. Upon the first floor, the stunning landing provides a view towards the church spire. There are 5 bedrooms including a grand principal suite with "walk in" robe and a luxurious en-suite bath/shower room. The upper floor has a great deal of potential and would be ideal as a large games room, office room and store room. Outside mature borders provide much seclusion from Station Road and a sweeping driveway allows excellent parking and access to the tandem length garage. Lawns extend to front, side and particularly the rear of the property, which are again, bounded by mature borders. An extensive paved terrace is an ideal place to relax or entertain upon. Properties of such significant appeal in prime locations are rarely available and viewing is strongly recommended.

LOCATION

The property stands in a delightful setting, on one of North Ferriby's most sought after street scenes in the middle of the village. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including a convenience store. There are a number of recreational facilities plus a well reputed junior school with secondary school available at the nearby South Hunsley in Melton. The village boasts a mainline 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 or the national motorway network to the west.

ACCOMMODATION

Residential door to entrance vestibule.

ENTRANCE VESTIBULE

Internal door to:

ENTRANCE RECEPTION

19'2x13'10" approx (5.84mx4.22m approx)
A simply stunning entrance reception full off appeal and complete with fixed seating to the front window, beautiful fire surround with cast and tiled fireplace and a feature circular window visible adjacent to the staircase.

LIVING ROOM

19'0" x 17'10" approx (5.79m x 5.44m approx)
into fireplace recess having a stunning Inglnook style fire surround within inset panelling, attractive fire surround, cast open fire.

OPEN PLAN LIVING KITCHEN

32'0" x 18'9" approx (9.75m x 5.72m approx)
This area has distinct zones for kitchen and living combined with open access through to a dining area. The kitchen has an extensive range of high gloss fitted units with matching island and granite work surfaces. There is a gas fired AGA, twin integrated combination microwaves, griddle, 2 x gas hob, ceiling mounted extractor hood above, dishwasher, twin undercounter sink with mixer tap, Quooker instant hot water tap, housing for a fridge freezer. A deep bay window with central double doors open out to the rear terrace. The living area features an inset log effect gas fire.

LIVING AREA

DINING AREA

13'5" x 10'8" approx (4.09m x 3.25m approx)
In an open plan style situated off the living area. windows to south and west elevations together with double doors opening out to the rear terrace.

REAR LOBBY

With external access to rear terrace.

SITTING ROOM/OFFICE

14'10" x 13'2" approx (4.52m x 4.01m approx)
With window to side elevation, double doors opening out to the rear terrace and a chimney breast housing a AGA solid fuel stove.

W.C.

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

INNER HALLWAY

Situated off the hallway is a storage cupboard and a secondary staircase leads up to the first floor. Access is provided to the sitting room and a very useful cloak room measuring approximately 12'0" x 5'3" approx. There is also a butlers pantry.

BUTLERS PANTRY

7'0" x 6'5" approx (2.13m x 1.96m approx)
With fitted cupboards, Belfast style sink. Opposite the butlers pantry is quaint serving hatch to the living room.

UTILITY ROOM

8'5" x 7'10" approx (2.57m x 2.39m approx)
With fitted units, Belfast sink, plumbing for automatic washing machine, space for further appliances, external access door to the side of the property adjacent to the garage.

OUTSIDE W.C.

With low level W.C. and wash hand basin. There is also a useful store room.

FIRST FLOOR

LANDING

A beautiful landing space with rear window providing views across the garden and towards the church steeple in the centre of the village. At the far end of the landing is a further staircase leading up to the attic room/second floor.

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The Property Ombudsman
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Property Photography Academy

VIEW

BEDROOM 1

19'0" x 20'0" approx (5.79m x 6.10m approx)
Into deep bay window to the south elevation, further window to the west. There is a range of fitted wardrobes and to one corner, a door opens into a "walk in" wardrobe with hanging and shelving facilities.

EN-SUITE BATH/SHOWER ROOM

15'7" x 12'5" approx (4.75m x 3.78m approx)
A luxurious en-suite featuring a large shower area, central bath, fitted furniture housing twin wash hand basins and a dressing table.

W.C.

With low level W.C..

BEDROOM 2

19'0" x 14'11" approx (5.79m x 4.55m approx)
With cantilever style bay window to front elevation. A range of fitted wardrobes.

EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin in cabinet, shower enclosure, bath with shower attachment.

BEDROOM 3

13'10" x 11'10" approx (4.22m x 3.61m approx)
With fitted wardrobes, vanity wash hand basin, window to front elevation.

BEDROOM 4

14'9" x 13'0" approx (4.50m x 3.96m approx)
With window to north and east elevations.

BEDROOM 5/NURSERY

10'2" x 6'8" approx (3.10m x 2.03m approx)
A window overlooks the rear garden and beyond.

BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath with shower over and screen. Cupboard to one wall which houses the cylinder tank.

SECOND FLOOR

LANDING

With window to north elevation.

GAMES ROOM

29'2" x 12'0" approx (8.89m x 3.66m approx)
With windows to both east and west elevations.

OFFICE ROOM

14'4" x 10'5" approx (4.37m x 3.18m approx)
With window to the south providing far reaching views.

STORE ROOM

13'2" x 8'3" approx (4.01m x 2.51m approx)

OUTSIDE

Outside mature borders provide much seclusion from Station Road and a sweeping driveway allows excellent parking and access to the tandem length garage. Lawns extend to front, side and particularly the rear of the property where which are again bounded by mature borders. An extensive paved terrace is an ideal place to relax or entertain upon.

REAR VIEW

GARAGE

The tandem length garage measures approximately 38ft in length with varying width providing ample parking/undercover space. There are automatic opening doors to the front.

CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators. A modern boiler was fitted in August 2022 and recently services in April 2024.

DOUBLE GLAZING

The property has a selection of double glazing to compliment some original single glazing.

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

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

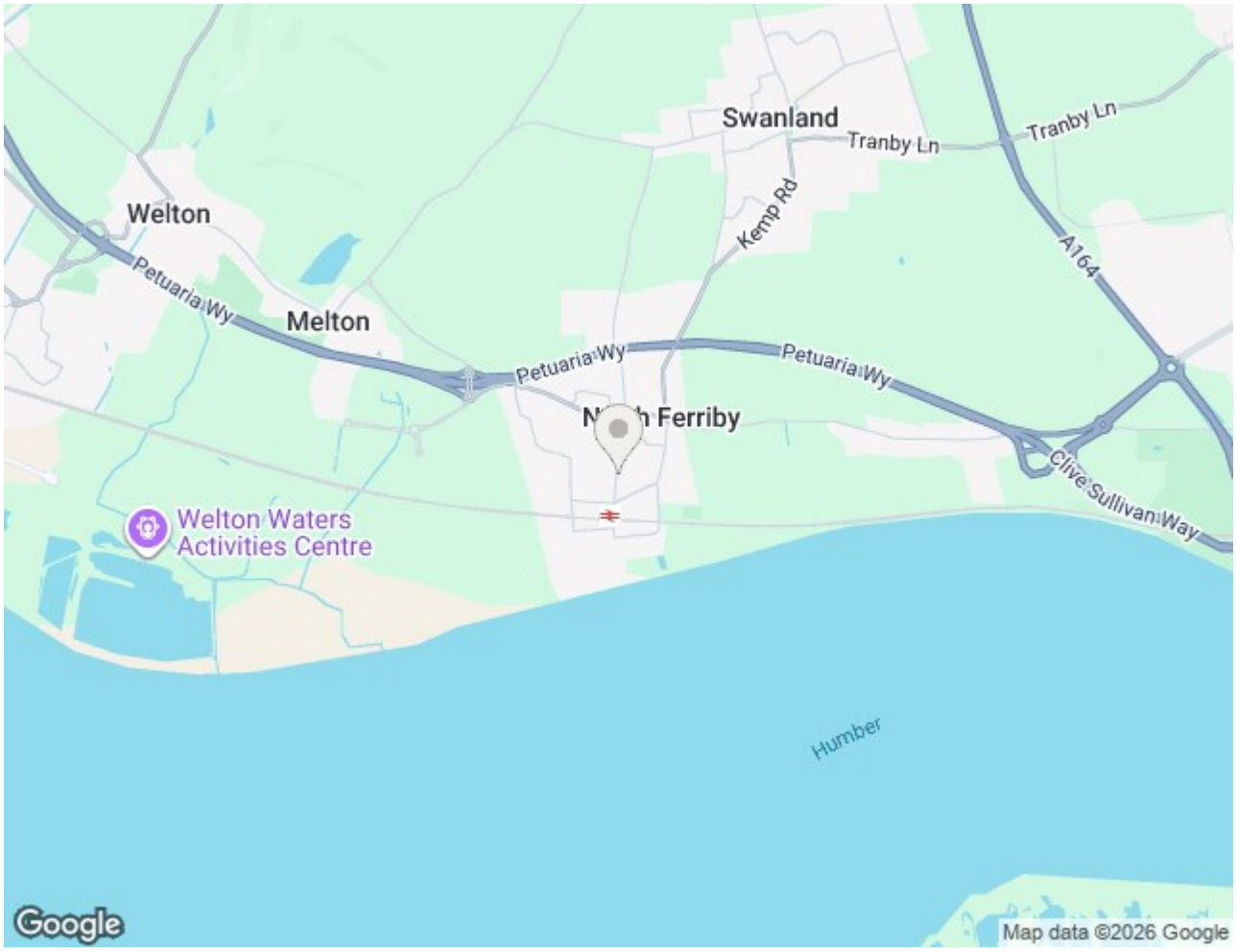
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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?

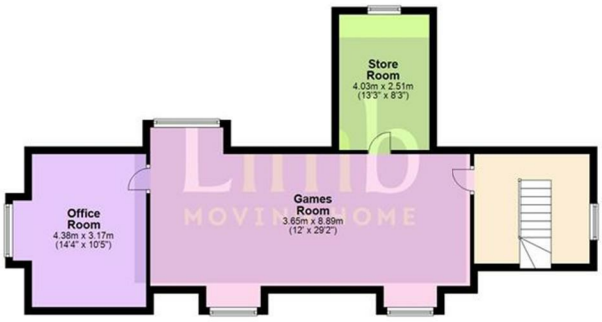
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



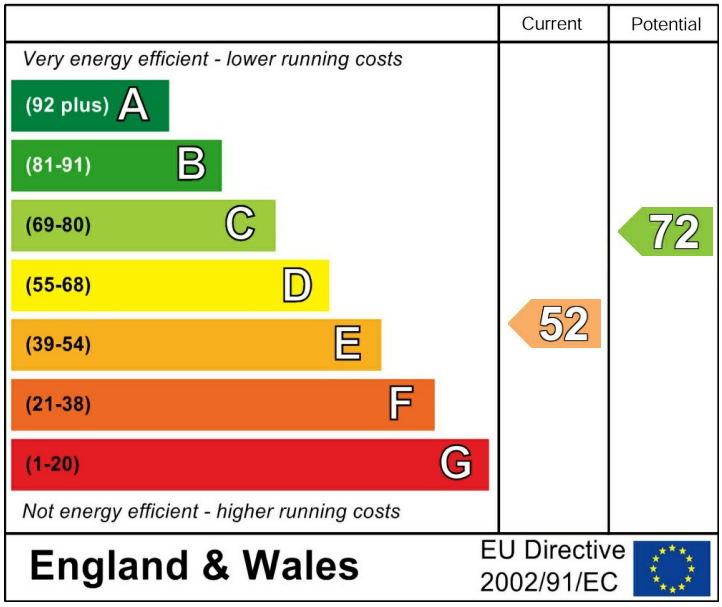
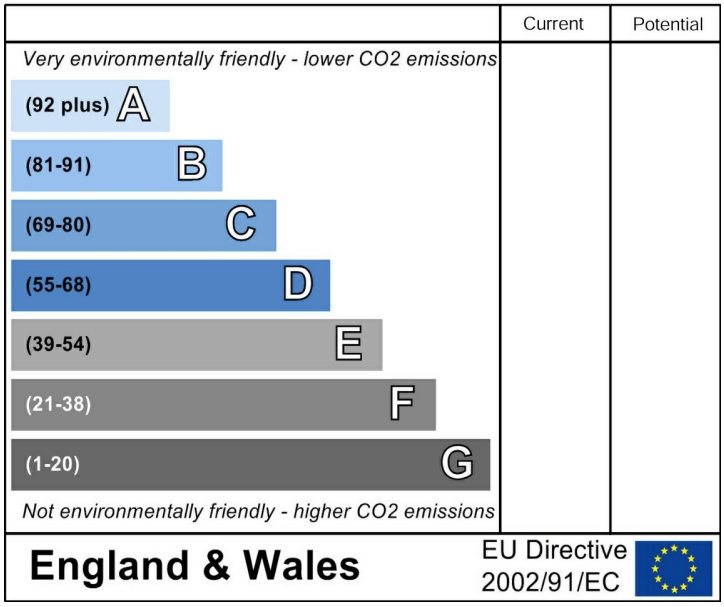
First Floor

Ground Floor

Second Floor



Energy Efficiency Rating



Environmental Impact (CO_2) Rating