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Matthew
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MOVING HOME



55 Corby Park, North Ferriby, East Yorkshire, HU14 3AX

📍 Semi-Detached House

📍 Great Potential!

📍 Three Bedrooms

📍 Council Tax Band C

📍 Good Sized Plot

📍 Desirable Location

📍 No Onward Chain

📍 Freehold/EPC= F

£230,000

INTRODUCTION

Occupying a good sized plot and offering great potential is this semi-detached property situated within the desirable village of North Ferriby. The property requires a programme of refurbishment with potential to extend subject to appropriate planning permissions. The accommodation comprises of an entrance hallway, lounge, dining room, kitchen plus rear lobby. There are three bedrooms and a bathroom upon the first floor.

The property occupies a good sized plot with lawned gardens extending to the front and a driveway leading to the detached garage to the side. The good sized rear garden is mainly lawned with hedging and fencing to the boundary.

LOCATION

The property is located on Corby Park which is approached via Nunburnholme Avenue or Melton Road. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including a post office, 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 there is also convenient access to the A63 leading to 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:

ENTRANCE HALLWAY

With staircase leading to the first floor.



LOUNGE

14'10" x 13'10" approx (4.52m x 4.22m approx)
Window to front elevation.



DINING ROOM

18'3" x 8'11" approx (5.56m x 2.72m approx)
Window to side and patio doors to rear garden.



KITCHEN

12'3" x 8'5" approx (3.73m x 2.57m approx)

With base and wall units, laminate worksurfaces, sink and drainer, cooker point. Window to rear and opening through to rear lobby.



REAR LOBBY

With external access door to garden.

FIRST FLOOR

LANDING

Spacious landing with loft access hatch.



BEDROOM 1

12'11" x 11'8" approx (3.94m x 3.56m approx)
Window to front elevation.



BEDROOM 2

12'2" x 10'10" approx (3.71m x 3.30m approx)
Window to rear elevation.



BEDROOM 3

8'8" x 8'5" (maximum measurements) approx (2.64m x 2.57m (maximum measurements) approx)
Window to front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C.. Tiled surround, windows to rear elevation.



OUTSIDE

The property occupies a good sized plot with lawned gardens extending to the front and a driveway leading to the detached garage to the side. The good sized rear garden is mainly lawned with hedging and fencing to the boundary.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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



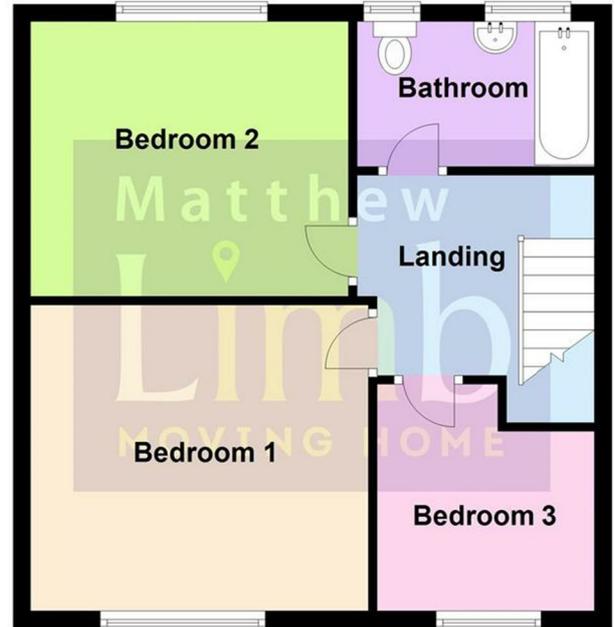
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

