

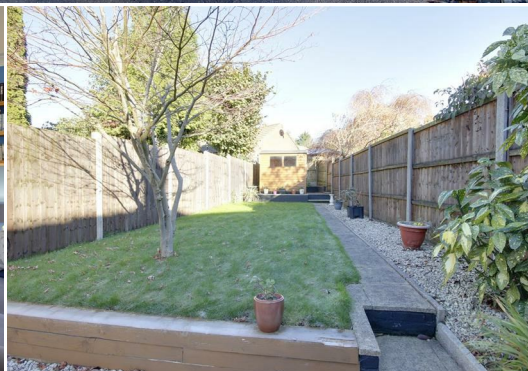
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Limb
MOVING HOME



12 Corby Park, North Ferriby, East Yorkshire, HU14 3BA

📍 Semi-Detached House

📍 Four Beds/Two Baths

📍 Modern Dining Kitchen

📍 Council Tax Band = C

📍 Lounge & Garden Room

📍 Lovely Rear Garden

📍 Driveway & Garage

📍 Freehold / EPC =

£315,000

INTRODUCTION

Situated within the much sought after village of North Ferriby is this well presented semi-detached home. The accommodation boasts a lounge, modern dining kitchen French doors through to a charming garden room perfect for relaxing or entertaining guests. With four bedrooms, bathroom and en-suite shower room, there is ample space for a growing family or those looking for additional room to accommodate guests. The property benefits from uPVC double glazing and gas central heating.

An ornamental garden extends to the front and the block paved driveway and garage provide ample parking. The lovely rear garden enjoys a patio area and lawn beyond with attractive planting to the borders.

LOCATION

Corby Park is situated off Melton Road within the village of North Ferriby. 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 HALLWAY

With solid wood flooring and staircase leading up to the first floor.



LOUNGE

14'9" x 13'3" approx (4.50m x 4.04m approx)

With feature fire surround housing a living flame gas fire. Window to front.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiling to walls.

DINING KITCHEN

22'1" x 8'4" approx (6.73m x 2.54m approx)

Having a range of high gloss base and wall units with laminate worksurfaces and a sink and drainer. There is an array of integrated appliances including an oven, four ring gas hob with filter above, fridge, washing machine and dishwasher. French doors lead from the dining area into the garden room.



GARDEN ROOM

19'4" x 7'7" approx (5.89m x 2.31m approx)

With inset spot lights and French doors leading out to the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 10'2" approx (3.91m x 3.10m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, inset spot lights and window to rear.



BEDROOM 2

13'4" x 11'4" approx (4.06m x 3.45m approx)
With built in wardrobes and window to front.



BEDROOM 3

11'10" x 10'3" approx (3.61m x 3.12m approx)
Window to rear.



BEDROOM 4

8'4" x 8'5" approx (2.54m x 2.57m approx)
Window to front.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, inset spot lights and windows to rear elevation.



OUTSIDE

An ornamental garden extends to the front and the block paved driveway and garage provide ample parking. The lovely rear garden enjoys a patio area and lawn beyond with attractive planting to the borders. There is a raised decked area with shed to the rear.



REAR VIEW



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

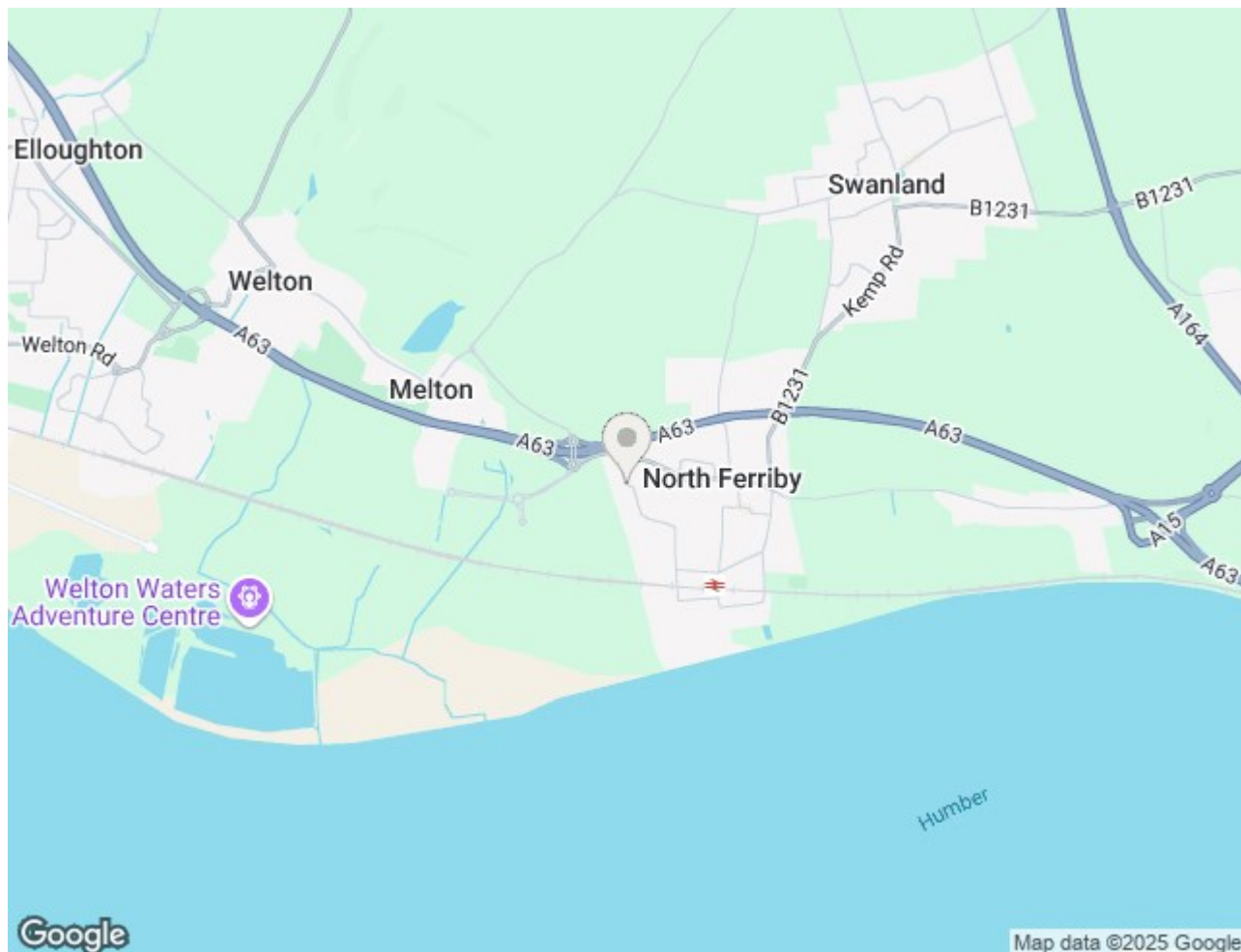
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



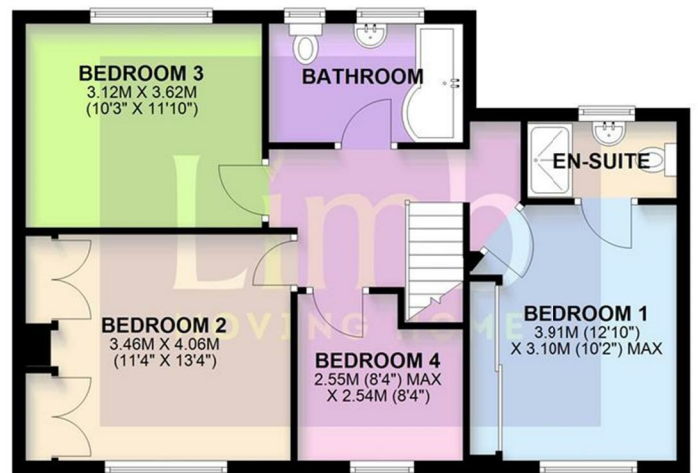
GROUND FLOOR

APPROX. 59.1 SQ. METRES (636.5 SQ. FEET)




FIRST FLOOR

APPROX. 61.6 SQ. METRES (663.4 SQ. FEET)



TOTAL AREA: APPROX. 120.8 SQ. METRES (1299.9 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	