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Matthew
Limb
MOVING HOME



4 Collier Close, North Ferriby, East Yorkshire, HU14 3EE

- 📍 Fabulous Det. House
- 📍 Excellent Living Space
- 📍 Separate Apartment
- 📍 Desirable Cul-de-sac
- 📍 5 Beds/3 Baths
- 📍 Stunning Garden Room
- 📍 Attractive Rear Garden
- 📍 EPC=

£725,000

INTRODUCTION

A FIRST CLASS DETACHED HOUSE WITH A SEPARATE 1 BEDROOM APARTMENT/ANNEX. Attractively located to one corner of a sought after cul-de-sac this stunning home has been significantly extended over the years to provide a unique range of sizable accommodation with a contemporary twist and great flexibility. Originally built as a four bedroomed detached house the main accommodation now features a stunning open plan living kitchen leading in to a fabulous contemporary garden room with a wall of bi-fold doors. There is also a separate lounge, a day room, utility and a gym (formerly a double garage). The apartment/annex can be accessed from both the ground floor of the main house or through its own separate entrance to the front. At first floor level the apartment features a beautiful open plan living area with vaulted ceiling which leads out to a balcony. There is a double bedroom and a shower room. The property has the benefit of gas fired central heating, quality double glazing and solar panels.

Outside, excellent parking is available to the front block set forecourt and the delightful rear garden enjoys a lovely aspect across an Indian sandstone patio with lawned garden beyond. Viewing is strongly recommended to appreciate the appeal and layout of this very unique property.

LOCATION

The property is attractively situated to one corner of this highly sought after residential cul-de-sac, itself located off the desirable setting of Station Road, close to the village centre. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including a doctor's surgery, convenience store, coffee shops, busy public house and restaurant. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley. The village also boasts a railway station which can be found a short walk away and immediate access is available to the A63 leading into Hull city centre to the east or the national motorway network to the west.

ACCOMMODATION

An impressive oak entrance door and matching side panels to:



ENTRANCE HALL

With stairs leading to first floor off.



CLOAK/W.C

With low level W.C and wash hand basin. The room is attractively part panelled.

LOUNGE

19'9" x 11' approx (6.02m x 3.35m approx)

With windows to both rear and side elevations. The focal point of the room is a feature contemporary fireplace housing a living flame gas fire. Double doors open through to the living kitchen.



DAY ROOM / SNUG

13' x 13' approx (3.96m x 3.96m approx)

Of an irregular shape with an octagonal bay window to one corner of the room.



LIVING KITCHEN

25'2" x 21' approx (7.67m x 6.40m approx)

Narrowing to 9'6" approx.

Measurements to extreme of this "L" shaped room. This great living space flows in an open plan style through to the stunning garden room. This room provides space for dining suite, settee and the kitchen comprises a range of fitted base and wall mounted units with Corian work surfaces. There is an inset one and a half sink and drainer with mixer tap, integrated Neff double oven, five ring gas hob with filter hood above, dishwasher, Amtico flooring. The room has a window to the front elevation and double doors leading out to the terrace.



ALTERNATIVE VIEW



DINING ROOM



ALTERNATIVE VIEW



GARDEN ROOM

22'1" x 13'5" approx (6.73m x 4.09m approx)

A contemporary living space situated to the rear of the house with a wall of aluminium powder coated bi-folding doors leading out to the terrace. Windows to either side allow light to flood in. There are recessed down lighters to the ceiling and a designer radiator.



UTILITY ROOM

10'1" x 9'4" approx (3.07m x 2.84m approx)

With fitted units, sink and drainer, plumbing for an automatic washing machine, recessed down lighters, external access door to rear.



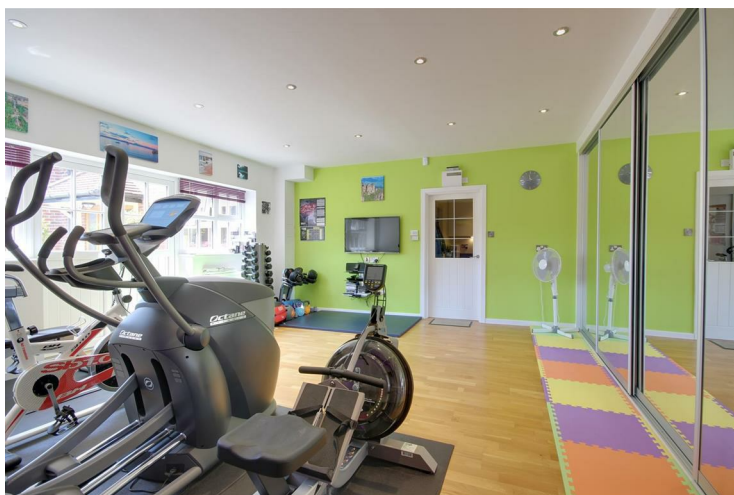
GYM (EX GARAGE)

18' x 15'8" approx (5.49m x 4.78m approx)

Up to a wall of fitted cupboards with sliding mirror fronted doors. The cupboards also house the water tank. Windows and double doors open to the front of the property, this room was formerly the garage and has been prepared in such a way with a sliding floor to easily return it to a garage if required by an incoming purchaser.



ALTERNATIVE VIEW



SECONDARY UTILITY/STORE ROOM

11'1" x 7'7" approx (3.38m x 2.31m approx)

With fitted units, accessed through to the gym and a staircase leads up to the apartment.

SIDE ENTRANCE

With staircase leading to the first floor off.

FIRST FLOOR

MAIN HOUSE LANDING

Cupboard situated off.

BEDROOM 1

17'6" x 11'1" approx (5.33m x 3.38m approx)

Of an irregular shape this room has an octagonal shaped bay to one corner. There are a series of fitted wardrobes to two walls and an en-suite situated off.



EN-SUITE SHOWER ROOM

An attractive suite comprising a corner shower cubicle, concealed flush W.C, wash hand basin with fitted cabinet, tiling to floor and walls, heated towel rail.



BEDROOM 2

13'8" x 10' approx (4.17m x 3.05m approx)

With wardrobes running to one wall, window to front elevation.



BEDROOM 3

11' x 8'6" approx (3.35m x 2.59m approx)
Window to rear elevation.



BEDROOM 4/STUDY

11'7" x 9'1" approx (3.53m x 2.77m approx)
This bedroom is currently utilised as a study and fitted as such with desk, drawers and cupboards. Window to rear elevation



BATHROOM

A contemporary bathroom featuring a low level W.C, wash hand basin with drawers below, walk-in shower, bath, tiled walls and floor, underfloor heating, heated towel rail and recessed down lighters to ceiling.



APARTMENT

Accessed via a second entrance lobby to the front of the property. The staircase leads up to the first floor which opens to:

LIVING AREA

18'3" x 23'9" approx (5.56m x 7.24m approx)

A stunning room featuring a vaulted ceiling with exposed oak trusses. Double opening doors lead out to a paved balcony with a steel and glass balustrade surround. The balcony enjoys a westerly elevation and is ideal for relaxing in the sun. Within the room is an extensively fitted kitchen having a range of fitted base and wall mounted units with roll top work surfaces and matching island. There is an integrated double oven, four ring hob with hood above, fridge freezer, dishwasher, washing machine and sink and drainer.



BALCONY



ALTERNATIVE VIEW



KITCHEN AREA



BEDROOM

14'2" x 15'3" approx (4.32m x 4.65m approx)

Maximum measurements.

With window to front elevation, both a fitted and built in wardrobe.



SHOWER ROOM

Accessed via either the bedroom or living space. The suite comprises a low level W.C, wash hand basin, shower cubicle, tiling to the walls and floor.



OUTSIDE

The property is entered through brick pillars to a matching wall and opens to an extensive block set forecourt providing parking for several vehicles. The delightful rear garden enjoys a westerly aspect and incorporates an extensive paved Indian sandstone terrace leading to a lawn beyond with ornamental borders. There is a shed to both front and rear of the property.



PATIO AREA



REAR VIEW OF THE PROPERTY



CENTRAL HEATING

The property has the benefit of gas fired central heating.

SOLAR PANELS

The property has 16 solar panels upon the roof (not leased) with 19 years remaining on a tariff contract. The vendor informs us that they provide an income of around £1,700.00 per annum based on 50.6p per unit paid.

TENURE

Freehold

COUNCIL TAX BAND

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

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 161.4 sq. metres (1737.7 sq. feet)




First Floor

Approx. 141.7 sq. metres (1525.3 sq. feet)



Total area: approx. 303.1 sq. metres (3262.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	76	76
(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	