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Limb
MOVING HOME



26 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT

- 📍 Semi-Det House
- 📍 Well Presented
- 📍 Modern Kitchen
- 📍 Council Tax Band = C
- 📍 Three Bedrooms
- 📍 Gardens and Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

Guide Price £300,000

INTRODUCTION

GUIDE PRICE £300,000 TO £310,000.

This well presented semi-detached house is offered for sale with no onward chain. Features include a modern kitchen which is open plan in style through to a dining area and lounge. The accommodation is depicted on the attached floorplan and comprises a spacious entrance hallway with cloaks/W.C. situated off, modern kitchen which is open plan through to the dining area with French doors leading out to the rear decked patio and opening through to the lounge. Upon the first floor are three good sized bedrooms and a modern bathroom with bath and shower facility.

Excellent parking is available to the front of the property and there is a single garage. A lawned garden extends to the front with a low brick wall to the perimeter. A side gate leads to the rear garden which has been set out for ease of maintenance with a large decked patio area and pavers. There is also a good sized garden shed.



LOCATION

Riverview Avenue is a popular residential street scene of similar properties situated within the sought after 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

Spacious hallway with feature flooring and staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.



OPEN PLAN LIVING

LOUNGE

17'6" x 12'9" approx (5.33m x 3.89m approx)

With feature fire surround housing an electric fire. Measurements into box bay window to the front elevation. Open plan through to the dining area.



DINING AREA

11'2" x 10'3" approx (3.40m x 3.12m approx)

With French doors leading out to the decked patio and garden. Open plan through to the kitchen.



KITCHEN

12'11" x 9'3" approx (3.94m x 2.82m approx)

Having a range of modern base and wall units with laminate worktops and breakfast bar, sink and drainer with mixer tap, oven, four ring gas hob with extractor above, wall mounted gas central heating boiler, window to rear and external access door to side.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

13'2" x 12'3" approx (4.01m x 3.73m approx)

Window to front.



BEDROOM 2

14'0" x 11'6" approx (4.27m x 3.51m approx)

With built in cupboard and window to rear.



BEDROOM 3

8'2" x 6'6" approx (2.49m x 1.98m approx)
Window to front.



BATHROOM

8'2" x 6'9" approx (2.49m x 2.06m approx)
With modern suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled walls, heated towel rail, loft access hatch and window to rear.



OUTSIDE

Excellent parking is available to the front of the property and there is a single garage. A lawned garden extends to the front with a low brick wall to the perimeter. A side gate leads to the rear garden which has been set out for ease of maintenance with a large decked patio area and pavers. There is also a good sized garden shed.



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

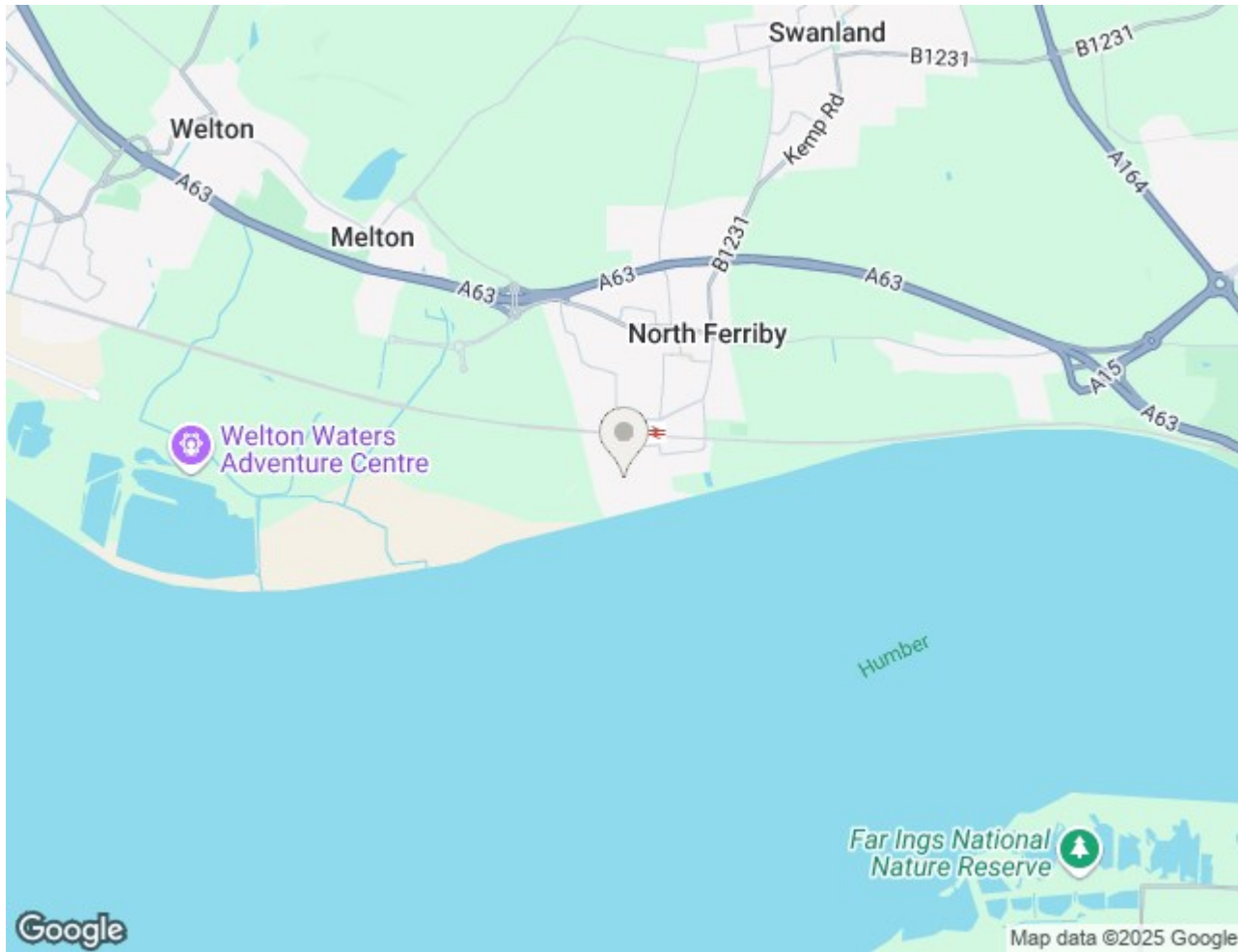
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

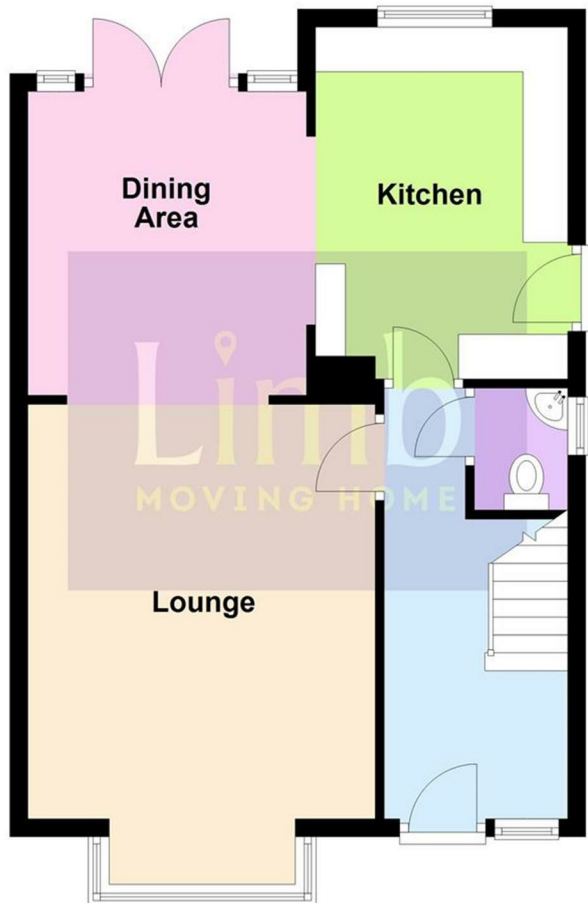
VALUATION SERVICE

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.



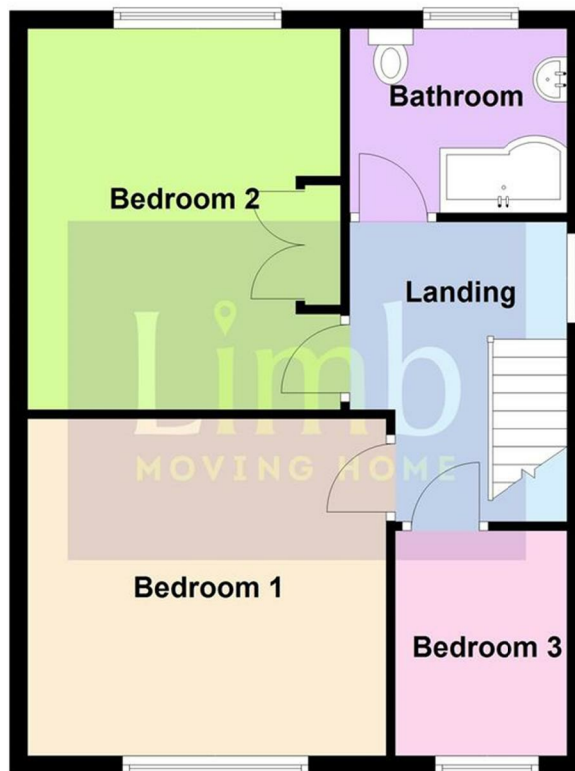
Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)




First Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 100.8 sq. metres (1085.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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	