Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









2 Woodlands Rise, North Ferriby, East Yorkshire, HU14 3JT

- Individual Detached House
- Upto 6 Bedrooms
- Extremely Flexible Layout
- Council Tax Band = F
- Excellent Living Space
- Delightful Secluded Setting
- Highly Regarded Village
- Freehold/EPC = D

£659,950

INTRODUCTION



Offering an abundance of space, versatility and giving so much further potential, this individual detached property has everything a growing family could desire. Standing in a lovely plot of approximately 1/3 of an acre with mature gardens to the front and rear, the property has accommodation providing bedrooms to both ground and first floor levels together with excellent living spaces and is depicted on the attached floorplan. Overall the accommodation extends to around 2,700sq.ft. with features including an amazing living room measuring 33'7" x 18'5" approx., which is in addition to a formal lounge and a dining kitchen. In total there could be upto 6 bedrooms, three upstairs with vaulted ceilings and three downstairs, or alternatively used as the current owners have, as additional reception rooms. The light and airy accommodation is complimented by gas fired central heating and uPVC double glazing. Outside an approach driveway provides plenty of parking and access to the attached double garage. Sunny areas are available around the garden with lawns combining with patio areas. Shade is also available via a number of mature trees.
In the agents opinion, given the location, size of plot and design of property, there is further potential to extend and remodel, subject to appropriate planning permissions, to create a larger home of significant value.

LOCATION



The exclusive cul-de-sac of Woodlands Rise is situated to the eastern side of Woodgates Lane which is home to a number of North Ferriby's most distinctive properties. Woodgates Lane runs out of the village from High Street to the south and can also be approached from Mill Road, Swanland from the north. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops and amenities including a convenience store, doctor's surgery, coffee shop, busy public house/eatery, takeaway, beauty salon and newsagent. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. The area is also well served by public schooling at Tranby, Hymers and Pocklington. 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 HALL

A spacious central hallway and reception area overlooking the gardens to the front. There area a series of useful cupboards.



LOUNGE

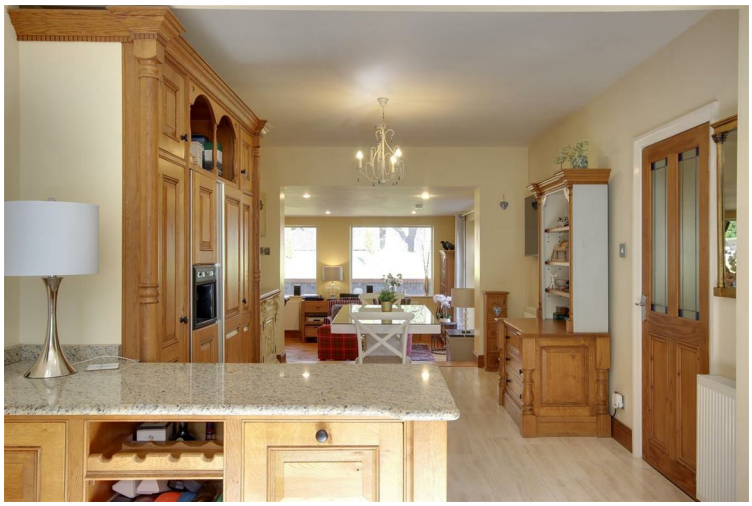
19'7" x 14'7" approx (5.97m x 4.45m approx)
With large picture window to the south, further window to the east.
Feature fire surround housing a living flame gas fire.



DINING KITCHEN

25'5" x 11'3" approx (7.75m x 3.43m approx)
The kitchen has a range of fitted timber units complimented by Chamfered edged granite work surfaces. There is a double Belfast sink and mixer tap, range cooker with filter hood above, integrated dishwasher and a fridge freezer. Window to south elevation, tiled flooring, wide opening through to the living room.





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DINING AREA





UTILITY ROOM

21'8" x 5'9" approx (6.60m x 1.75m approx)
An alternate entry point to the house with door to side drive. There is an internal door through to the garage and the utility has a range of fitted cupboard with granite work surfaces, plumbing for automatic washing machine and space for a dryer.



W.C.

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

LIVING ROOM

33'7" x 18'5" approx (10.24m x 5.61m approx)
A simply stunning space currently combining lounge area, dining and sitting area. There a series of four windows overlooking the rear garden and double doors leading out to the patio. Beautiful wood strip flooring extends throughout and there is a fitted "living flame" stove.







BEDROOM 4

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



BEDROOM 5

9'10" x 8'10" approx (3.00m x 2.69m approx)
Window to rear elevation.



BEDROOM 6/STUDY

8'9" x 9'0" approx (2.67m x 2.74m approx)
Patio doors opening out to rear.



BATHROOM

9'0" x 6'10" approx (2.74m x 2.08m approx)
With low level W.C., pedestal wash hand basin, panelled bath and shower pod with multi jet shower system and seat.



FIRST FLOOR

LANDING

A spacious landing with access to eaves provided.



BEDROOM 1

14'6" x 13'1" approx (4.42m x 3.99m approx)
With a stunning vaulted ceiling, window to front elevation.



EN-SUITE BATHROOM

With suite comprising claw footed bath, low level W.C. and wash hand basin.



BEDROOM 2

16'8" x 9'0" approx (5.08m x 2.74m approx)
With stunning vaulted ceiling, window to rear elevation.



BEDROOM 3

12'5" x 10'5" approx (3.78m x 3.18m approx)
Vaulted ceiling, window to rear elevation.



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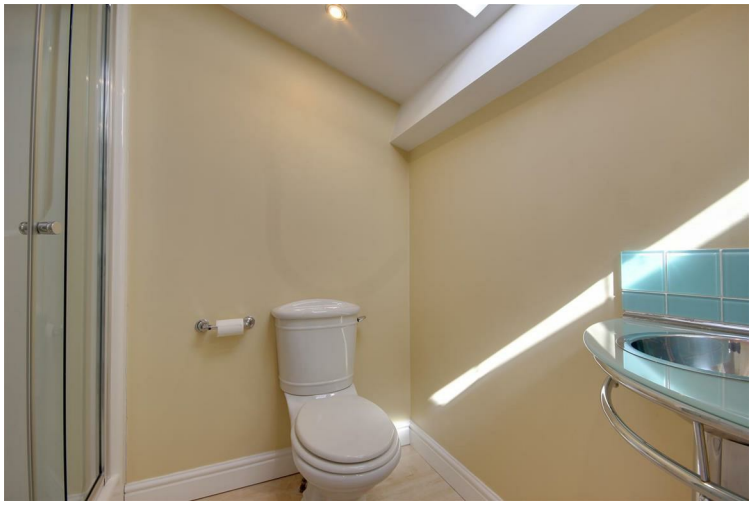
FIRST FLOOR SHOWER ROOM

With shower cubicle, low level W.C. and wash hand basin.



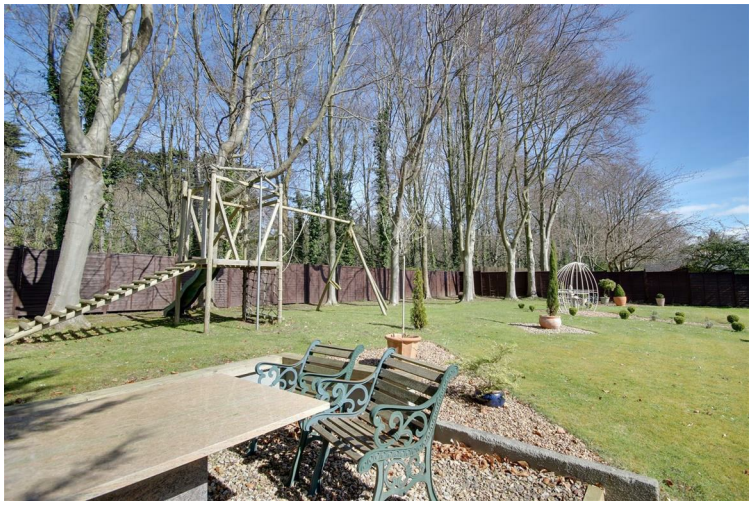
OUTSIDE

The property occupies a delightful plot of around 1/3 of an acre. The property is approached across a side drive providing plenty of parking and access to the attached double garage which measure approximately 20'0" x 16'0" and has an automated up and over entry door. The large front garden faces south and enjoys much maturity with established borders. There is a lawn and a patio area stretching in front of the house which looks over the garden. To the rear lies an extensive garden space predominantly lawned, complimented by patio areas. The garden is interspersed with trees and there is fencing to the perimeters.



REAR VIEW





FRONT GARDEN



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC double 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 F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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
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The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

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.


West Ella
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A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Welton
A164
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Pa
Welton Waters Activities Centre
Humber
Google
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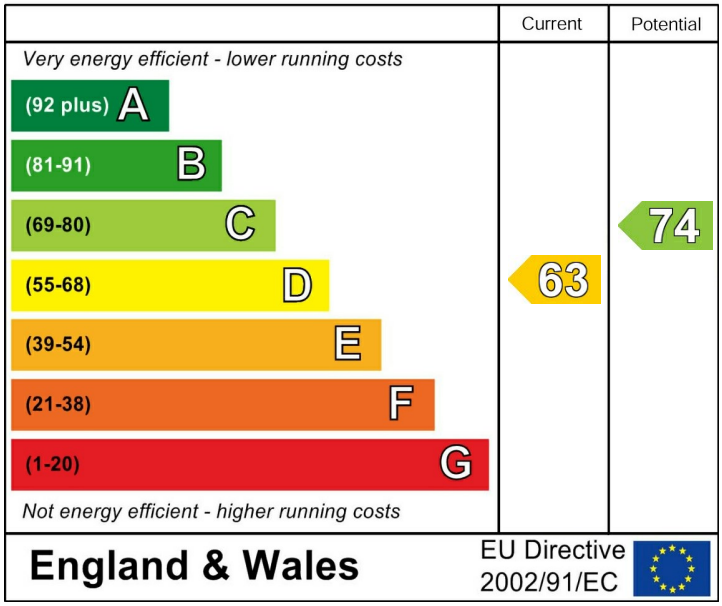
Total area: approx. 282.9 sq. metres (3045.6 sq. feet)

2 Woodlands Rise

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

