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**Limb**  
MOVING HOME



*1 Selwyn Avenue, North Ferriby, East Yorkshire, HU14 3AF*

- 📍 Spacious End Terrace
- 📍 Spacious Accommodation
- 📍 3 Reception Rooms
- 📍 Council Tax Band = D
- 📍 3 Double Bedrooms
- 📍 Large Bathroom
- 📍 Gardens & Garage
- 📍 Freehold / EPC = D

**£325,000**

## INTRODUCTION

Discover the delightful character and surprising space within this traditional end-of-terrace family home. The property features a spacious entrance hall, three reception rooms, a kitchen, and a first floor with three generous double bedrooms and a very spacious bathroom with fitted storage. A unique fixed staircase ascends to a fantastic second-floor loft space with a Velux window, offering potential for various uses. The split-level gallery landing, with its feature window, also includes a convenient walk-in wardrobe.

Outside, an established front garden with a lawn and attractive borders is shielded by high hedging, while the gravelled rear garden offers easy maintenance. A detached brick garage, accessible via side access, provides secure parking or additional storage.

## LOCATION

Selwyn Avenue is situated off Priory Avenue which runs off Church Road in the desirable 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 and welcoming with staircase leading up to the first floor.



## LOUNGE

16'0" x 12'5" approx (4.88m x 3.78m approx)  
With feature fireplace housing an open fire. Bay window to the front elevation and window to side.



## SITTING ROOM / STUDY

12'5" x 11'11" approx (3.78m x 3.63m approx)  
With brick chimney breast housing an open fire. French doors lead out to the rear.



## DINING ROOM

12'6" x 11'10" approx (3.81m x 3.61m approx)

With chimney breast and fitted cupboards to alcoves. Window to side elevation.



## KITCHEN

13' x 12'6" approx (3.96m x 3.81m approx)

Measurements to extremes.

Having a range of fitted base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, tiled splashbacks, plumbing for a washing machine and dishwasher, space for fridge/freezer, tiled floor, windows to side and rear.



## REAR LOBBY

With external access door to rear and tiled floor.

## W.C.

With low flush W.C., tiled floor and window to rear.

## FIRST FLOOR

## LANDING

Split level landing area with feature window to side elevation and walk in wardrobe to corner. A fixed staircase leads to the loft space.



## BEDROOM 1

16'0" x 12'4" approx (4.88m x 3.76m approx)  
With built in wardrobes, bay window to the front elevation and window to side.



## BEDROOM 2

11'3" x 9'10" approx (3.43m x 3.00m approx)  
With built in wardrobe and bay window to rear.



## BEDROOM 3

11'10" x 10'1" approx (3.61m x 3.07m approx)  
With understairs storage cupboard and window to rear.



## BATHROOM

15'1" x 8'6" approx (4.60m x 2.59m approx)

A particularly spacious bathroom with suite comprising a shaped bath with shower over and screen, wash hand basin and high flush W.C. There is plenty of built in storage and a dressing table. Windows to side.



## LOFT

14'2" x 10'4" approx (4.32m x 3.15m approx)

With Velux window to rear.

## OUTSIDE

Outside, an established front garden with a lawn and attractive borders is shielded by high hedging, while the gravelled rear garden offers easy maintenance. A detached brick garage, accessible via side access, provides secure parking or additional storage.



## REAR VIEW



## FRONT GARDEN



## TENURE

Freehold

## COUNCIL TAX BAND

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

## AGENTS NOTE

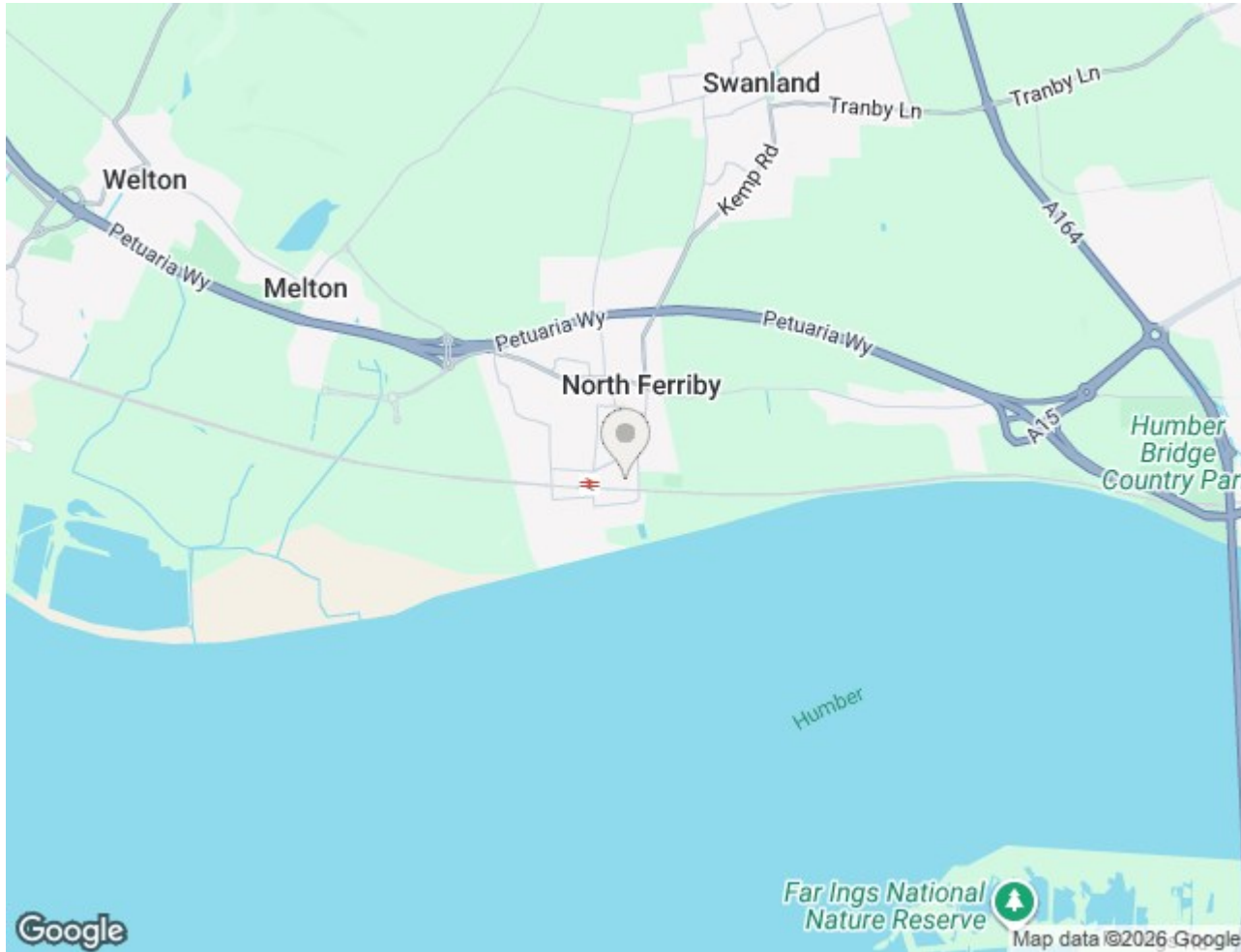
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 160.5 sq. metres (1727.3 sq. feet)  
1 Selwyn Avenue, North Ferryby

