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**Limb**  
MOVING HOME



*6 West View, North Ferriby, East Yorkshire, HU14 3AG*

- 📍 Delightful Mid Terraced Home
- 📍 2 Double Bedrooms
- 📍 Useful Loft Space
- 📍 Council Tax Band = B
- 📍 Stylish Kitchen with Appliances
- 📍 Modern Shower Room
- 📍 Low Maintenance Gardens
- 📍 Freehold / EPC =

**£157,500**

## INTRODUCTION

This delightful mid-terraced home is situated in the heart of this popular village, offering immaculately presented accommodation throughout. The ground floor features a cosy lounge and a stylish kitchen equipped with a range of appliances, leading through to a practical rear lobby with storage and a modern shower room. To the first floor are two well-proportioned double bedrooms; the second bedroom provides access via a loft ladder to a useful loft space which has been boarded, decorated, and carpeted.

The property enjoys low-maintenance gardens to both the front and rear, with a gate to the back providing access to the rear tenfoot. Please note that West View is a pedestrian-only terrace accessed on foot from either New Walk or Priory Avenue, offering a quiet setting away from passing traffic. While there is no off-street parking, this charming home is perfectly positioned to enjoy the full range of village amenities.

## LOCATION

West View is a terrace of properties accessed on foot from either New Walk or Priory Avenue. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## LOUNGE

With feature fire surround with cast insert housing a living flame gas fire. Fitted unit to alcove, window to the front elevation.



## KITCHEN

With stylish units and laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven, four ring hob with filter above, fridge/freezer and washer/dryer. There is a useful understairs storage cupboard and window to rear.

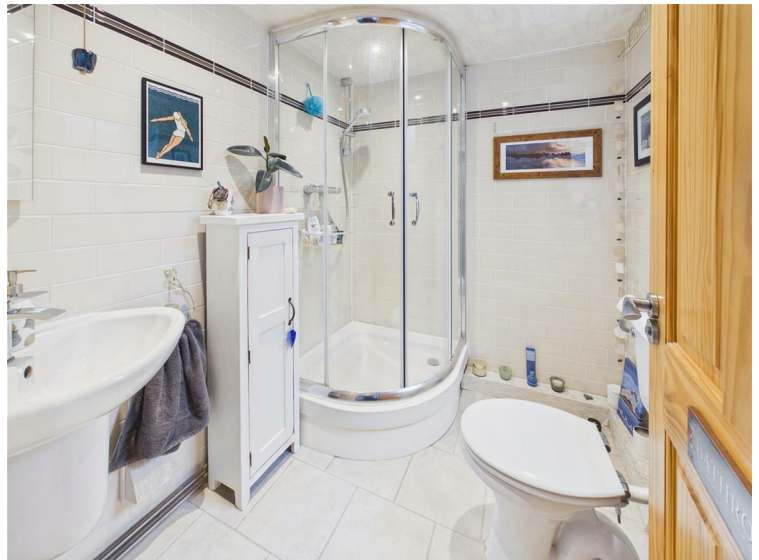


## REAR LOBBY

With storage cupboard, staircase leading up to the first floor and external access door to rear.

## SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to side.



## FIRST FLOOR

## BEDROOM 1

With fitted furniture including wardrobes plus drawers and storage cupboard fitted to alcoves. Window to the front elevation.



## BEDROOM 2

With fitted wardrobe and overstairs storage cupboard. Window to the rear elevation.



## LOFT SPACE

the loft space is accessed from bedroom 2 via a loft hatch and ladder. The loft has been boarded, decorated and carpeted and there is a Velux window to the front elevation.

## OUTSIDE

To the front of the property is a gravelled garden area with fenced boundaries with entrance gate. The rear garden has been designed for ease of maintenance, being fully paved and enclosed by perimeter fencing. A garden shed provides useful outdoor storage, and a rear gate offers convenient access to the tenfoot.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC and timber framed 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 B. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

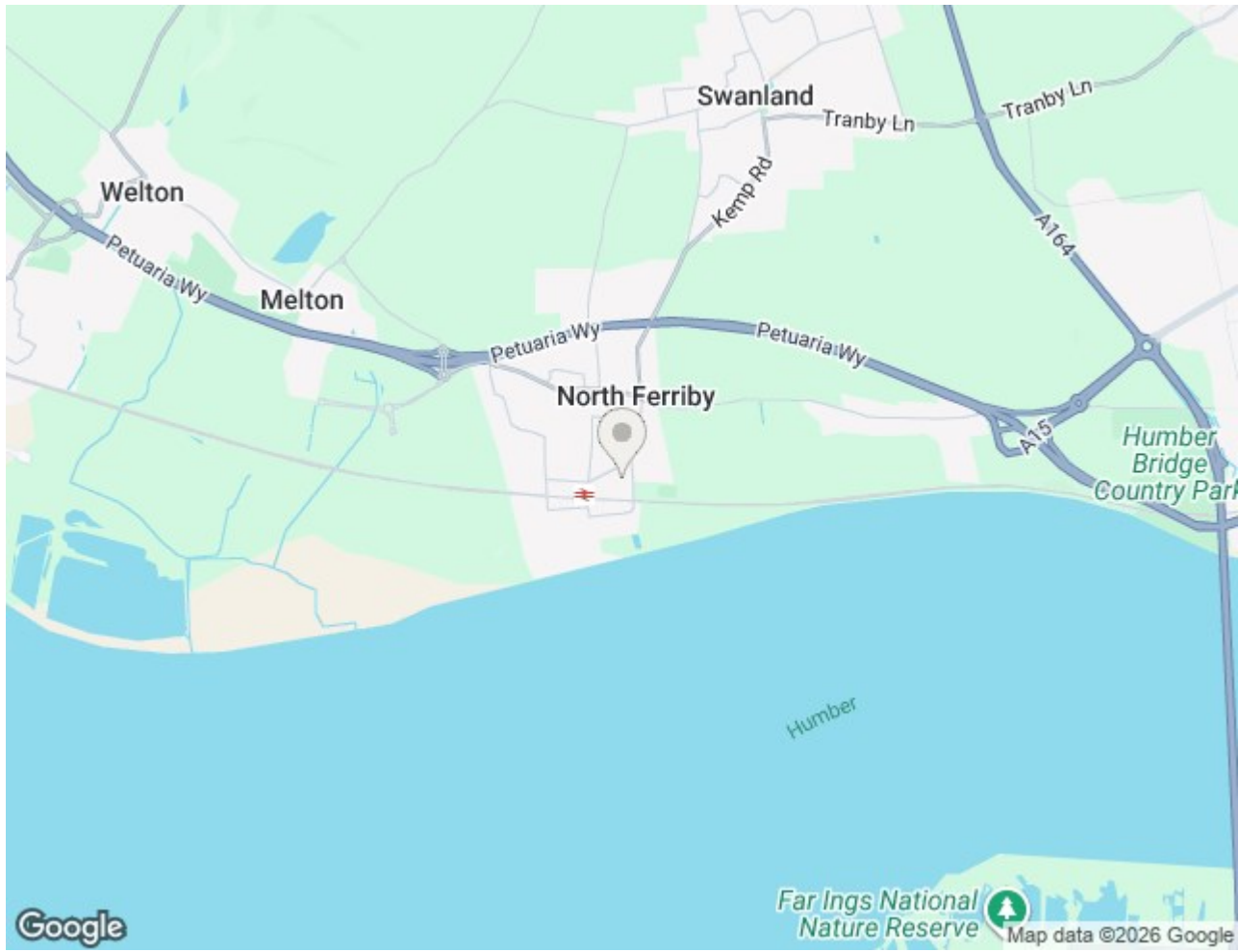
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

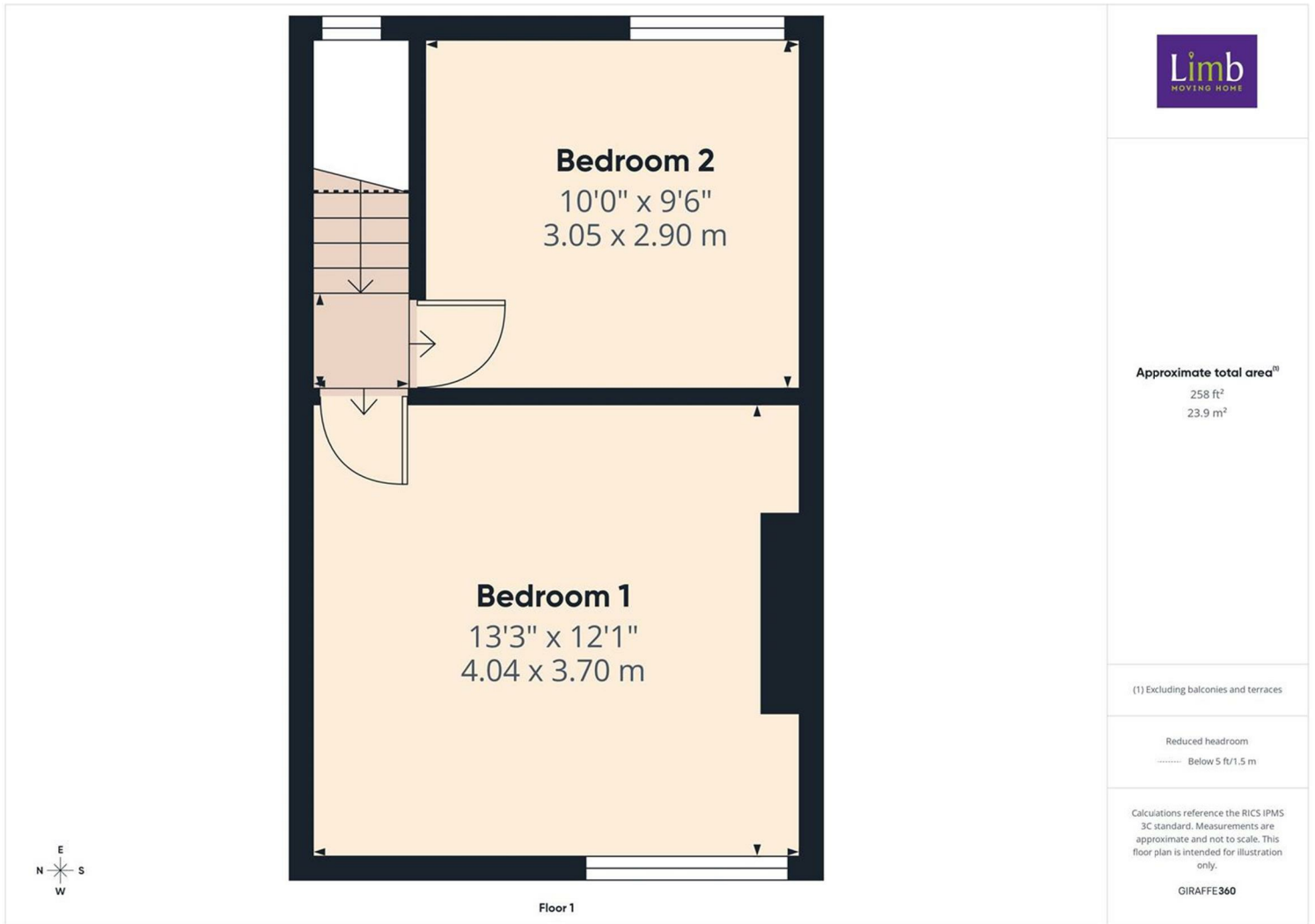
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.


## *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.







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

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