

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



The Fuchsias, 4a Ferriby High Road, North Ferriby, East Yorkshire, HU14

- 📍 Detached House
- 📍 Plot of approx.. 0.4 Acre
- 📍 Great Potential
- 📍 Council Tax Band = F
- 📍 Refurbishment Required
- 📍 4 Bedrooms
- 📍 Convenient Location
- 📍 Freehold/EPC = D

£475,000

INTRODUCTION

Standing in a great plot of approximately 0.4 acre with a large garden is this four bedroomed detached house which provides plenty of scope and potential to an incoming purchaser. The layout is depicted on the attached floorplan and does require a programme of refurbishment to bring it up to current standards and indeed there is plenty of potential to extend/remodel, subject to appropriate permissions. This property represents a great opportunity for an incoming purchaser to put their own stamp on a dream home in a great location. The accommodation currently comprises three reception rooms together with an extended kitchen, utility room and cloaks/W.C.. Upon the first floor are four bedrooms including a large main bedroom which enjoys views towards the River Humber. There is also an en-suite and a separate house bathroom. The accommodation has gas fired central heating to radiators via an Ideal standard boiler and there is hardwood framed double glazing to windows. The gardens are a particular feature with the property being well set back from the road having a long driveway leading up to the attached double garage and forecourt. Both front and rear gardens have been extensively planted over the years to create many areas of interest.

LOCATION

The property stands on the north side of Ferriby High Road, a street scene which comprises many fine homes of distinction and leads into the village of North Ferriby to the west. Convenient access is available to the A63 which leads to Hull City Centre to the east and the national motorway network to the west. The vibrant village of North Ferriby has a great community spirit and a good range of amenities including a Co-op convenience store, doctors surgery, newsagents and various sole traders. There are good recreational facilities within the village plus a well reputed primary school with secondary school available at South Hunsley in the nearby village of Melton. North Ferriby has excellent connections both road and rail having its own mainline railway station and immediate access is available to the A63 leading into Hull City Centre to the east or the national motorway network to the west and towards various regional business centres. Ferriby High Road is also on a bus route. A range of national supermarkets are available nearby. In all, a tremendous and extremely convenient location.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

Tiled floor, cloaks cupboard off. Internal double doors open to;

ENTRANCE HALL

With staircase leading to first floor off.

CLOAKS/W.C.

With wash hand basin, W.C., fitted cabinets, tiled surround and tiling to the floor.

LOUNGE

Situated to the rear of the house with patio doors leading out to the terrace. Feature stone fireplace housing gas fire.



STUDY

Window to front elevation.



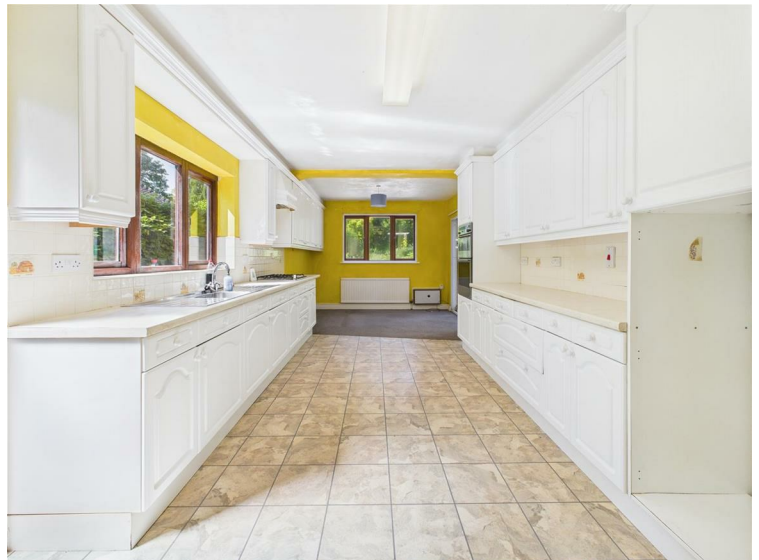
DINING ROOM

Window to rear elevation.



KITCHEN

An extended kitchen having a range of fitted base and wall mounted units with work surfaces, Neff double oven, hob (not operational), extractor hood above, part tiled floor, windows to side and rear, patio doors opening out to the terrace, external access door to side.



UTILITY ROOM

With fitted sink, plumbing for automatic washing machine, internal door to garage.

FIRST FLOOR

LANDING

With large airing cupboard situated off housing gas fired central heating boiler and pre-lagged hot water tank.

BEDROOM 1

A twin aspect room with windows to both front and rear elevations, the front of which provides a view of the Humber Bridge tower and also towards the River Humber. There is extensive fitted furniture comprising wardrobes, drawers, storage cupboards and dressing table.



EN-SUITE

Having fitted furniture and suite comprising W.C., bath and wash hand basin, tiling to walls.



VIEW FROM BED 1



BEDROOM 2

Window to rear elevation.

BEDROOM 3

Window to front elevation and fitted wardrobing.

BEDROOM 4

Window to front elevation.

BATHROOM

With suite comprising bath, concealed flush W.C., shower enclosure and wash hand basin with fitted cabinetry, tiling to walls and floor, heated towel rail.



OUTSIDE

A long block set driveway leads past well planted gardens up to the front forecourt which provides ample parking and access to the attached double garage. Overall the property stands in a plot of approx. 0.4 acre with a long rear garden combining paved patio areas with lawns and planted gardens. There are also two greenhouses.



REAR VIEW



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. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

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.

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

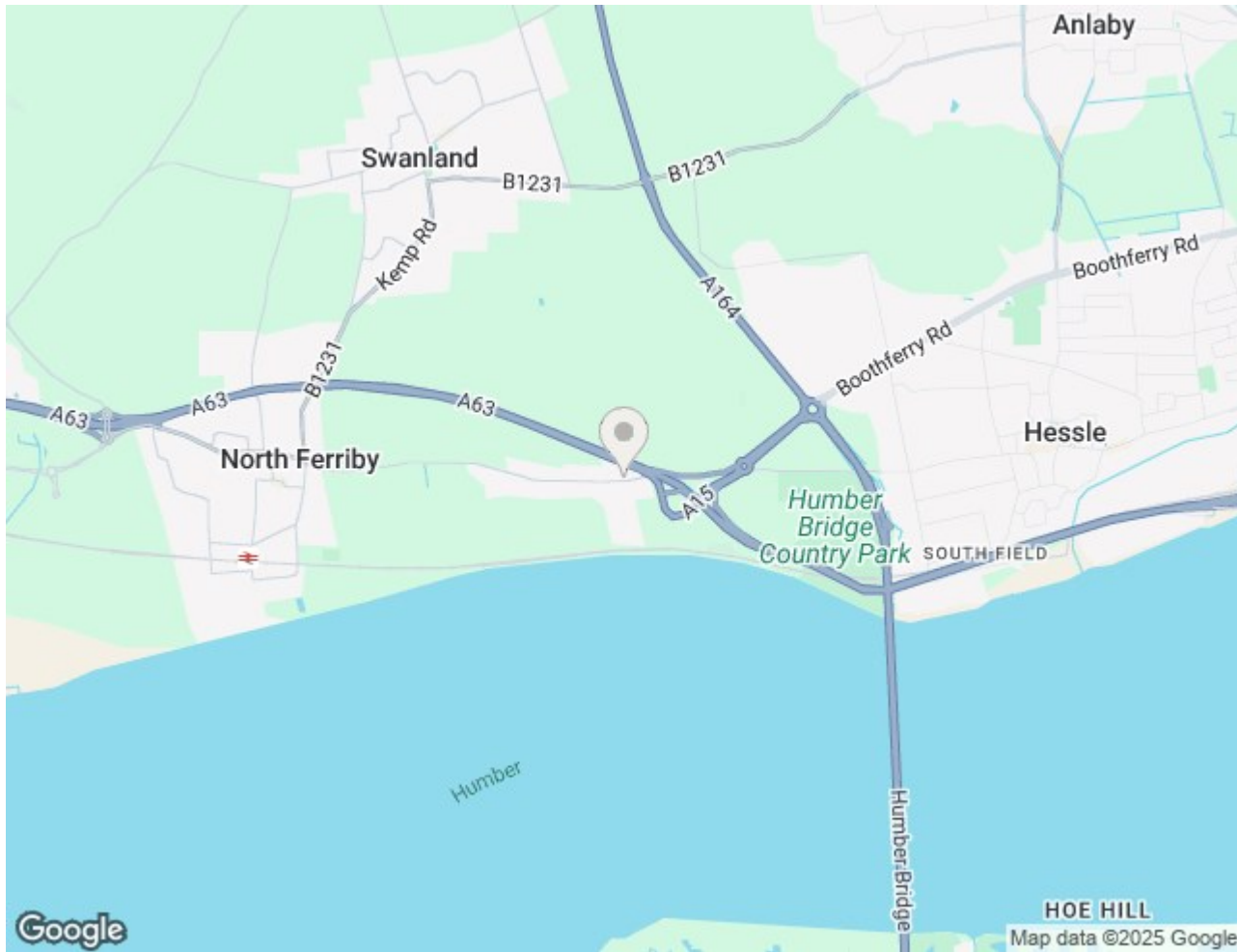
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SOLAR PANELS

The sellers have advised that the solar panels are owned outright and are part of the house, so any buyer will take ownership of them upon completion. They were installed in 2012 and pay an effective rate of 36.5p / KWh*, which is uprated by RPI each year (3.5% in April, 5.2% last April).


They have also advised that between 1st Jun 2023 and 1st March 2025 4,757KWh was generated and the FIT payments were £1,661.62. The payments are made straight out in cash and are separate from the electricity actually used by the home which is just charged as normal.

They believe this lasts for 25 years from installation, which is till March 2037. After that it'll still generate income but it'll be outside the FIT scheme.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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	