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Matthew
Limb
MOVING HOME



58 Plantation Drive, North Ferriby, East Yorkshire, HU14 3BE

📍 Extended Semi Detached

📍 Attractive Accommodation

📍 Popular Location

📍 Three Bedrooms

📍 Kitchen & Dining Room

📍 Downstairs Study

📍 Kitchen Plus Utility Room

📍 EPC = E

£208,000

INTRODUCTION

This three bedroom semi detached house has been extended at ground floor to offer an excellent range of accommodation. The property stands on the western side of Plantation Drive having an attractive aspect to the mature copse. The property itself has central heating, double glazing and briefly comprises an entrance porch, hallway, lounge, kitchen with dining room, utility, study/office, downstairs WC and rear lobby. At first floor are three good size bedrooms and a bathroom. Gardens extend to front and rear and are mainly lawned, in addition to which a side drive provides parking and access to the garage.

LOCATION

Plantation Drive runs off Corby Park to the western side of the village. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a post office, 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 PORCH

A spacious porch with further entrance door to:

ENTRANCE HALL

With stairs leading to first floor off. There is a pantry located under the stairs.

LOUNGE

15'9 x 15'3 approx (4.80m x 4.65m approx)

Into deep bay window to the front elevation. The focal point of the room is a feature fire surround with marble hearth and tiled fireplace housing an open fire.



KITCHEN

15'9 x 10'1 approx (4.80m x 3.07m approx)

Having a range of oak fronted units with inset sink and drainer and mixer tap, tiled surround, range cooker, plumbing for dishwasher and space for fridge. Tiling to the floor. A wide opening leads through to the:



DINING ROOM

11'0 x 6'9 approx (3.35m x 2.06m approx)

Overlooking the rear garden with sliding patio doors leading out.



STUDY

11'6 x 4'9 approx (3.51m x 1.45m approx)

An attractive room with windows to two sides.



UTILITY ROOM

10'0 x 4'9 approx (3.05m x 1.45m approx)
With attractive fitted units, Belfast sink and mixer tap. Plumbing for automatic washing machine. There is a pantry located under the stairs accessed via the utility room.



WC

With low level WC.

REAR LOBBY

With external access door leading to the garden.

FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

13'0 x 10'2 approx (3.96m x 3.10m approx)
With window to rear elevation. Cupboard to corner.



BEDROOM 2

11'3 x 9'5 approx (3.43m x 2.87m approx)
Window to front elevation.



BEDROOM 3

9'5 x 7'0 approx (2.87m x 2.13m approx)
Window to front.



BATHROOM

With white suite comprising a low level WC, pedestal wash hand basin, panel bath with shower over, rail and curtain. Tiling to the walls, heated towel rail.



OUTSIDE

A lawned garden extends to the front. A side drive provides parking and leads onwards to the garage. The rear garden enjoys a westerly aspect and incorporates a deck with lawn beyond.



TENURE

Freehold

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.

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.

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.

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.

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.

VIEWING APPOINTMENT

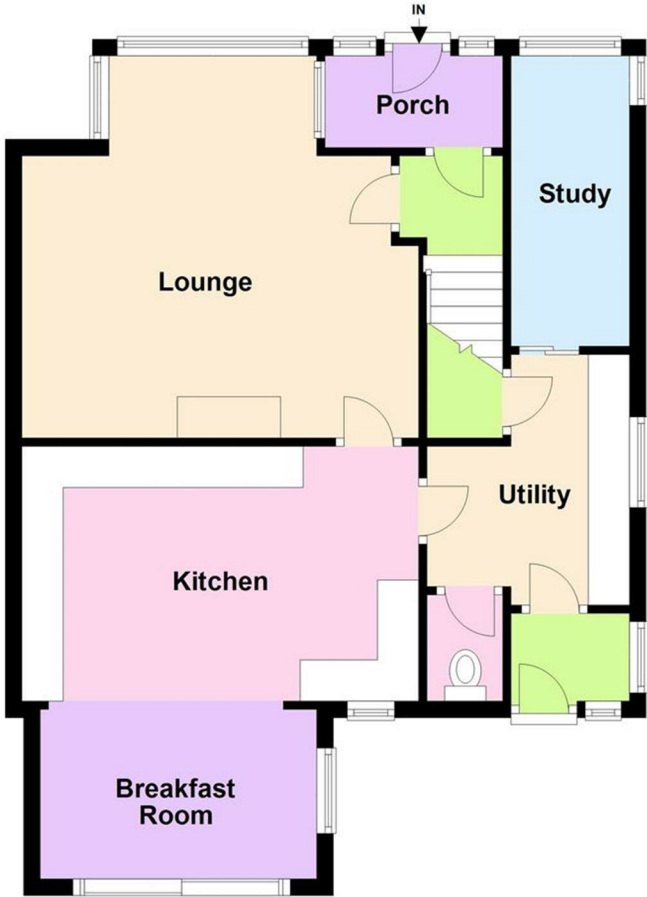
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 101.9 sq. metres (1096.3 sq. feet)

