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Matthew  
**Limb**  
MOVING HOME



*55 Station Road, North Ferriby, East Yorkshire, HU14 3DG*

- 📍 Unique Detached Property
- 📍 Prime Location
- 📍 Great Potential
- 📍 Currently 2/3 Bedrooms
- 📍 Large Lounge
- 📍 Extensive Garden
- 📍 Must Be Viewed!
- 📍 EPC = D

**£292,500**

## INTRODUCTION

GREAT POTENTIAL IN A SUPERB LOCATION. This unique and very quaint property is situated in the centre of the village on the western side of the sought after Station Road which is home to many properties of distinction. The property has been modified over the years to suit the current owner and provides a varied range of accommodation with bedrooms to both ground and first floor, including what could be a separate annexe complete with kitchen. An incoming purchaser has an opportunity to refurbish the property or exploit the potential here with remodelling/extending, subject to appropriate permissions. The current layout is depicted on the attached floorplan. Outside, parking is available to the front and there is a large west facing garden to the rear.

## LOCATION

North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities 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 there is also convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE LOBBY AND HALLWAY

## LIVING ROOM

20'4" x 14'6" approx (6.20m x 4.42m approx)

A particularly spacious room with patio doors providing views and access out to the rear. There is a stone fireplace extending to one wall and a coal effect gas fire.



### *DINING KITCHEN*

20'3" x 7'8" approx (6.17m x 2.34m approx)  
Having a range of fitted base and wall mounted units with roll top work surfaces, double sink, integrated oven, hob and extractor hood. Plumbing for a dishwasher, window to side elevation, door to:



### *SUNROOM*

11'10" x 10'1" approx (3.61m x 3.07m approx)  
With fitted units, patio doors leading out to the rear terrace and providing views across the garden.



### *UTILITY ROOM*

With units, sink and plumbing for an automatic washing machine, external access door.

### *GROUND FLOOR SITTING/BEDROOM AREA*

17'8" x 11'1" approx (5.38m x 3.38m approx)  
With windows to three elevations. This room would be an excellent reception room or additional ground floor bedroom, and has recently been used as a separate annexe suite.

### *SHOWER ROOM*

With low level W.C, wash hand basin and shower area, tiled walls and floor.

### *SECOND KITCHEN*

7'6" x 7'4" approx (2.29m x 2.24m approx)  
With fitted units and sink, external access door to side.

*BEDROOM 2*

13'2" x 11'0" approx (4.01m x 3.35m approx)  
With window to front elevation.



*FIRST FLOOR*

*LANDING*

*BEDROOM 1*

10'4" x 18'2" approx (3.15m x 5.54m approx)  
In to bay window to rear with patio doors providing views across the garden.



### *SITTING ROOM/BEDROOM*

7'0" x 5'2" approx (2.13m x 1.57m approx)



### *W.C.*

With low level W.C and wash hand basin.

### *OUTSIDE*

A gravelled driveway provides parking facilities. The large rear garden is a particular feature being mainly lawned and enjoying a westerly aspect.



## REAR VIEW OF THE PROPERTY



## 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

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.

## 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.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....







