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Limb
MOVING HOME









Apartment 6, 87 Ferriby Road, Hessle, East Yorkshire, HU13 0HU

- Simply Stunning Apartment
- Beautifully Appointed
- Originally 2 Bedrooms
- Council Tax Band = B
- Contemporary Fittings
- Fabulous Living Room
- Gardens and Private Parking
- Freehold/EPC = D

£186,000

INTRODUCTION



An amazing apartment of great appeal within one of the areas most beautiful buildings. The stunning property is ideal for those looking for a luxurious apartment to enjoy or ideal as a "lock and leave". Beautifully appointed with quality fittings and contemporary styling, viewing is an absolute must. Access to the apartment is from the impressive first floor landing with a private door to a staircase leading up to the apartment's entrance reception with a fabulous living room situated off complete with vaulted ceiling. There is a stunning dining kitchen with island and integrated appliances. Originally a two bedroomed apartment, the current owner has changed bed 2 into a dressing room, accessed through the en-suite from bed 1. This could be reversed by an incoming purchaser if two bedrooms were preferable. Both the en-suite and bathroom have stylish suites. Gas fired central heating to designer radiators is installed. The property forms part of the fabulous conversion of "Manor Lodge" one of the most distinctive properties along Ferriby Road which is bursting with period features and character throughout the building and the apartment itself. The building is set behind automated gates and the attractive landscaped communal grounds enjoy a southerly facing aspect, in addition to there being private parking. The apartment is accessed from the first floor landing through a beautiful communal hallway and landing with is gorgeous sweeping staircase and feature windows. The grounds are immaculately maintained by the management company, being predominantly lawned, complimented by seating and terraced areas.

LOCATION

The highly sought after street scene of Ferriby Road forms part of Hessle's conservation area which comprises many fine homes of distinction, all of which make Ferriby Road a truly desirable place to live. Situated approximately 5 miles to the west of Hull city centre on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities. Hessle is ideal for the walker with access to numerous local walks, in particular along Hessle Foreshore.

NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

ACCOMMODATION

Access is gained to the main building through an intercom controlled entry door.

A private residential entrance door from the first floor landing provides access to the apartment.

A private staircase then leads up to the second floor and the apartments entrance reception.



COMMUNAL HALLWAY

A simply stunning hallway with sweeping staircase leading up to the first floor landing.





FIRST FLOOR

LANDING

Providing access to two other apartments. A private entrance door opens to:



ENTRANCE RECEPTION

Open plan in style through to the kitchen. Designer radiator, access provided to principle rooms including double doors through to the living room.

LIVING ROOM

A fabulous space with a vaulted ceiling and a beautiful feature window providing elevated views to the east across roof tops towards Hull and the River Humber in the background. Decorative panelling to the walls, quality wood flooring, designer radiator.

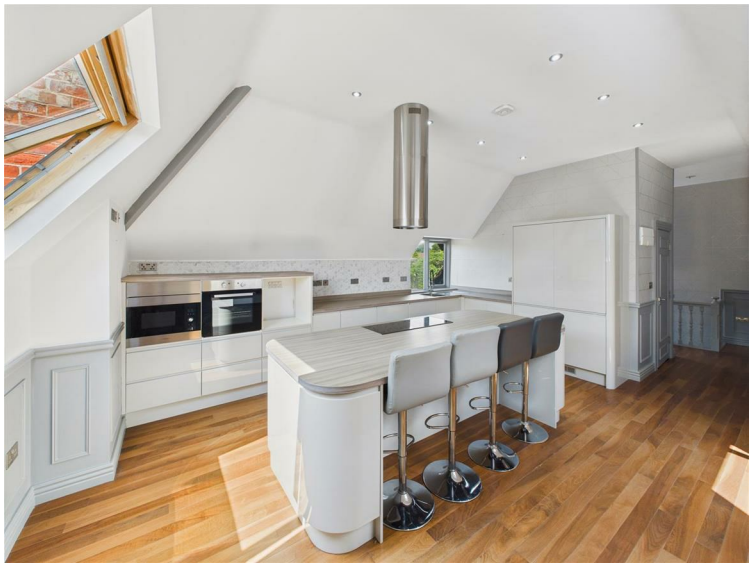


KITCHEN

Again a simply stunning space with high vaulted ceiling, window to side plus Velux windows to east and south allowing light to flood in. The well equipped kitchen has a range of contemporary fitted handless units with work surfaces, one and a half sink and drainer with professional style mixer tap, integrated oven, microwave, four ring induction hob with ceiling mounted circular extractor above, dishwasher, washing machine, larder fridge and larger freezer.







BEDROOM 1

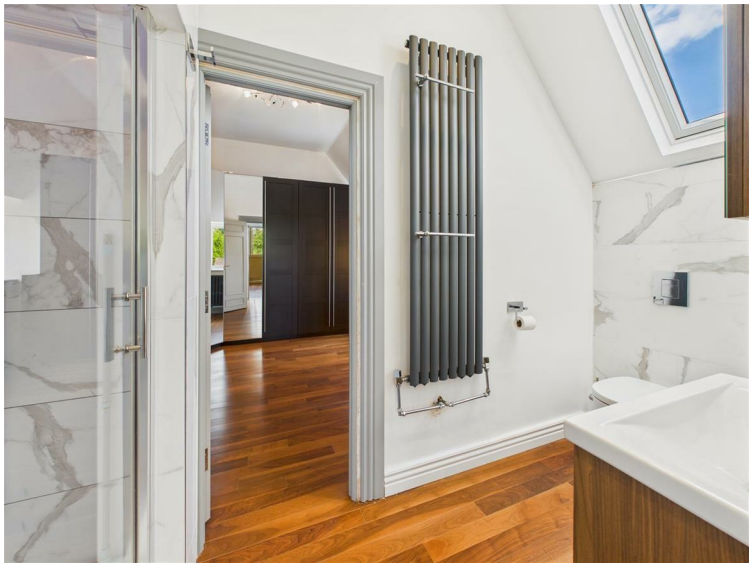
A luxurious bedroom suite with a fabulous bedroom area having quality wood flooring, part panelling to the walls and a feature window to the north elevation looking into the tree canopy. The focal point of the room is a fire surround with cast fireplace housing a "living flame" gas fire upon a marble hearth. Decorative panelling, designer radiator.



EN-SUITE SHOWER ROOM

A stylish suite comprising concealed flush W.C., bidet, wash hand basin and cabinet, large shower area with ceiling mounted rainhead shower plus hand held shower. A door provides access through to the dressing room.





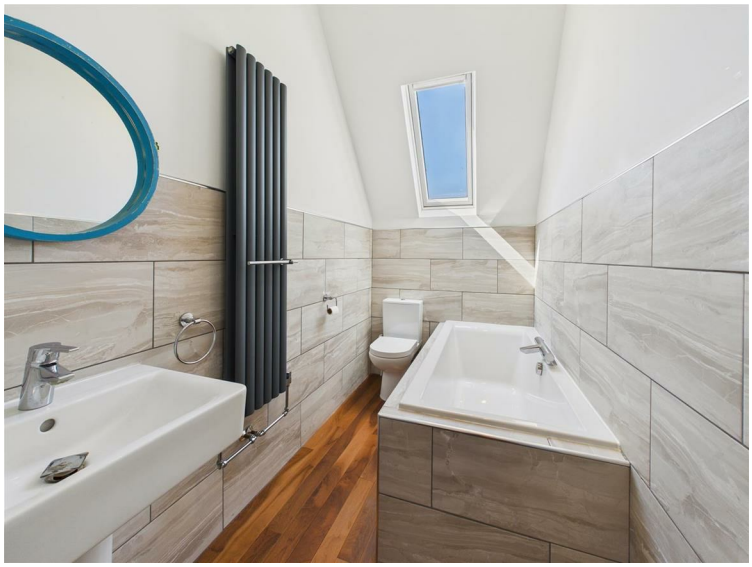
DRESSING ROOM/BED 2

With an extensive range of fitted wardrobes, window, designer quality wood flooring. This room was originally a double bedroom and could easily be returned to such by an incoming purchaser.



BATHROOM

A beautifully appointed bathroom with low level W.C., bath and wash hand basin. Part tiled surround, quality wood flooring, designer headed towel rail/radiator.



OUTSIDE

The grounds are immaculately maintained by the management company and are lawned, complimented by seating and terraced areas. Private parking is available to the rear of the building.





TENURE

Leasehold - The lease term is 999 years dated from 1st January 2002.

SERVICE CHARGES

The service charge is £600 per quarter as at 1st August 2025.

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

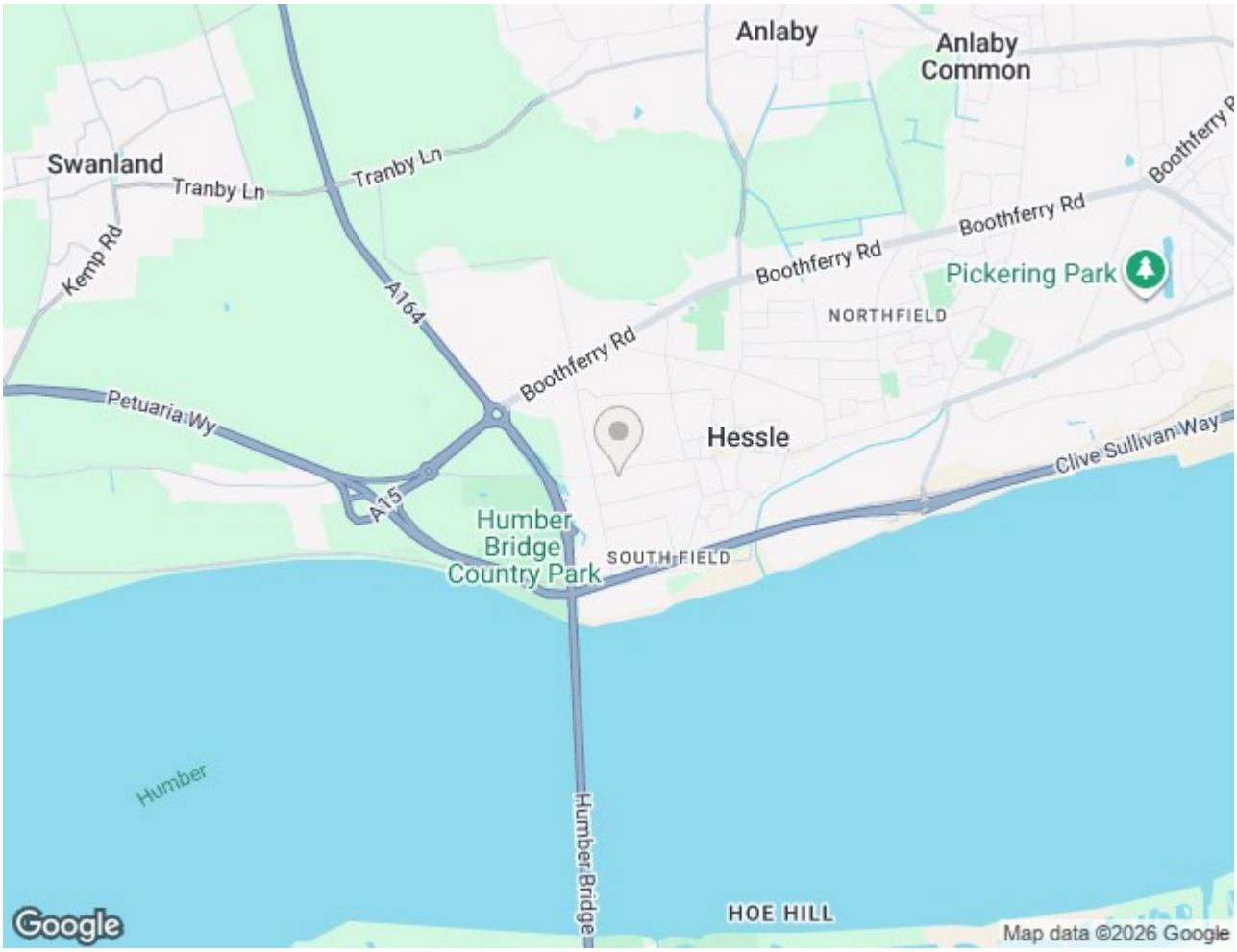
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

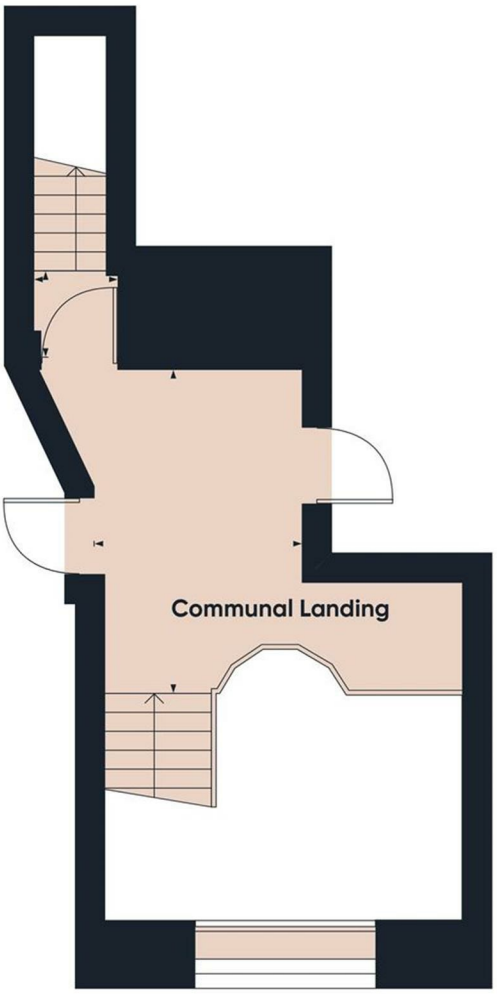
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Anlaby
Anlaby Common
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
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HOE HILL
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Floor 0

Approximate total area(1)

150 ft²

14 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

1296 ft²

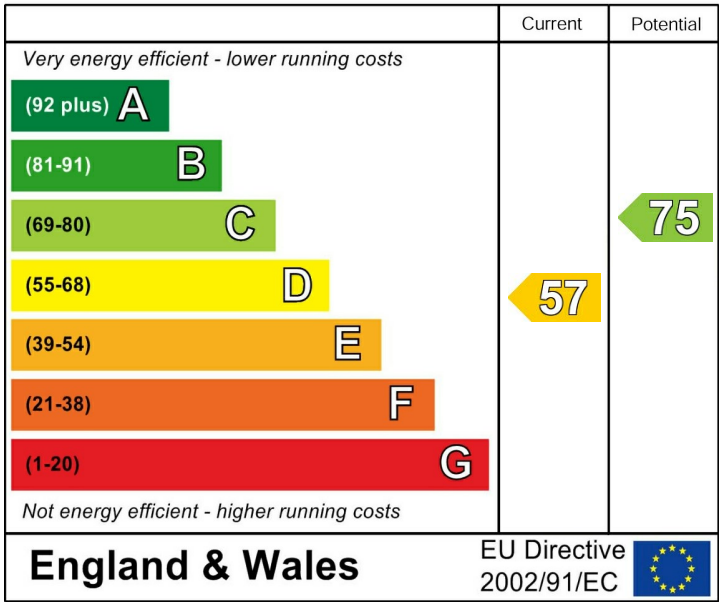
120.4 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

