

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



CHURCH GATE  HOMES

*New Build Woodgates Lane, North Ferriby, East Yorkshire, HU14 3JQ*

- 📍 Coming soon
- 📍 Fabulous New Home
- 📍 By Church Gate Homes
- 📍 5 Beds/5 Baths
- 📍 Open Plan Kitchen
- 📍 Spectacular Master Suite
- 📍 Established Setting
- 📍 Sought After Location

*Guide Price £850,000*

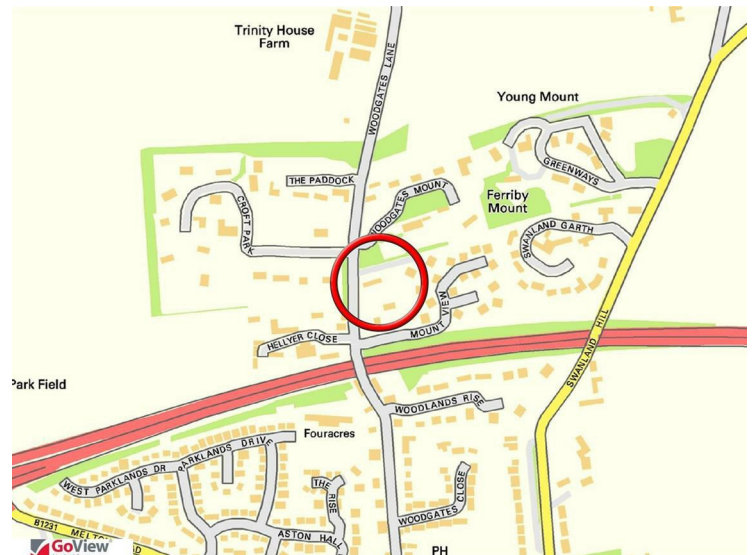
## INTRODUCTION

COMING SOON – we are delighted to offer for sale this simply stunning bespoke residence by Church Gate Homes which stands in an established and leafy setting of Woodgates Lane, within one of the area's most desirable villages. There is a great opportunity here to be involved in the specification and styling of your dream home making it truly unique. This fabulous new home provides the very best of modern living with a spacious open plan kitchen/dining/day area spanning the rear of the house together with a separate lounge, study/sitting room and a magnificent entrance hall with a central staircase leading up to the galleried landing above. Overall there are five bedrooms, all ensuite, and the master is a particular feature. Outside there is parking space and a detached double garage. To the rear will be an attractive patio with lawn beyond.

## LOCATION

The site is located on the eastern side of Woodgates Lane which is a highly regarded address within the very popular West Hull village of North Ferriby. 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.

## STREET MAP



LOCATION MAP



FRONT ELEVATION



Front Elevation



## REAR ELEVATION



Rear Elevation

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

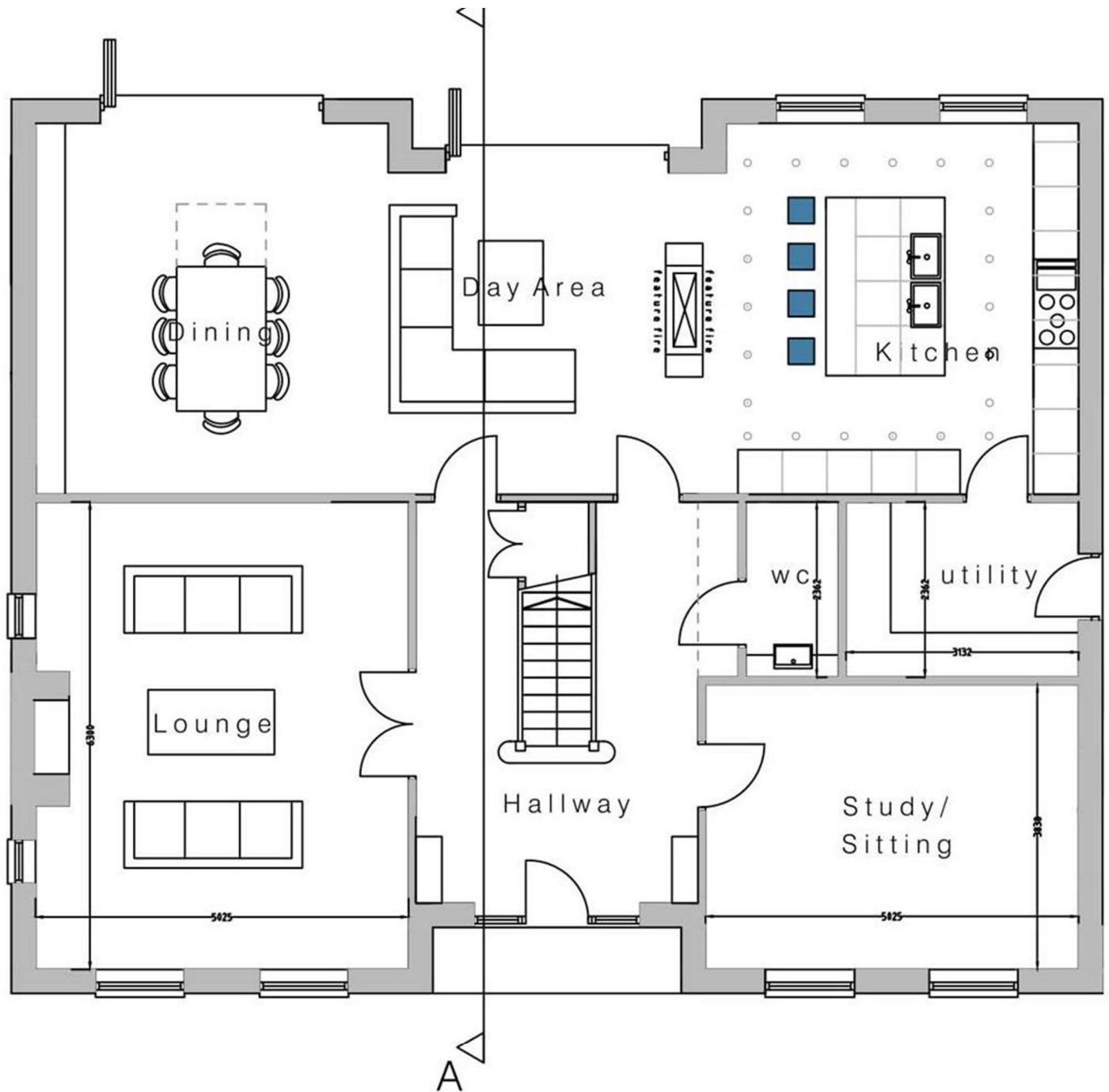
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

## VIEWING APPOINTMENT

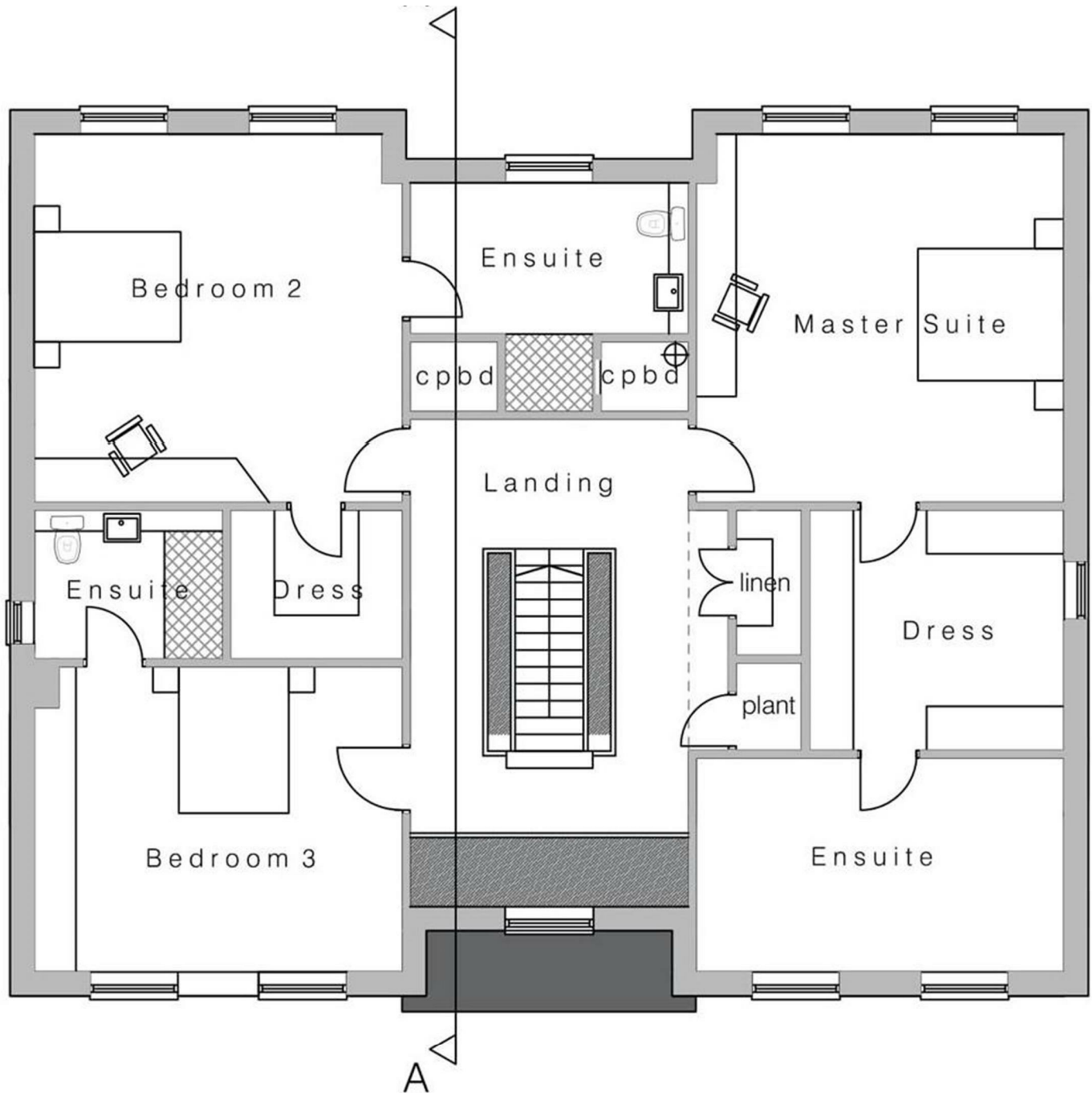
TIME .....DAY/DATE .....

SELLERS NAME(S) .....

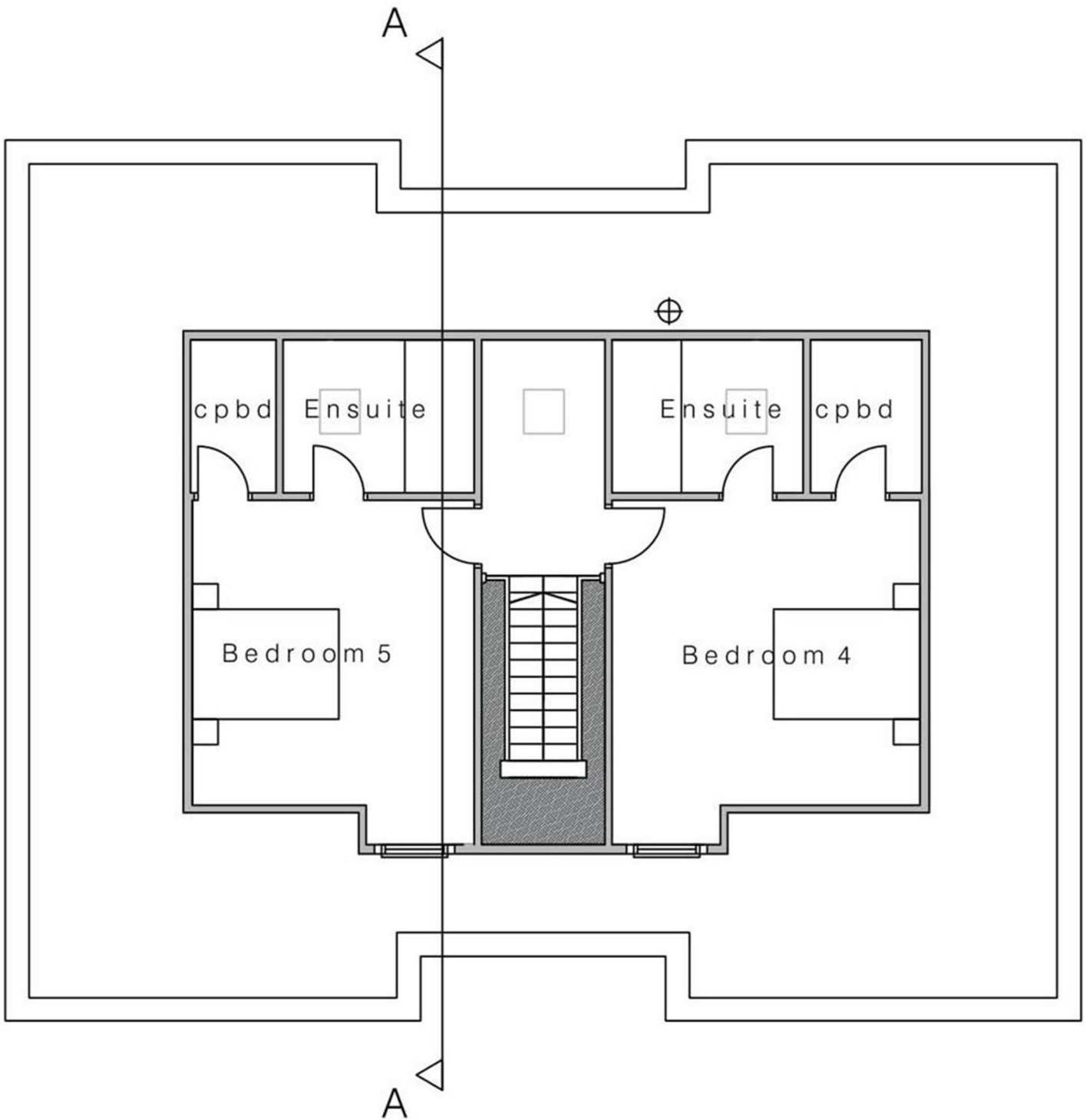




## Ground Floor Plan




# First Floor Plan



## Second Floor Plan



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	