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**Limb**  
MOVING HOME



*'Broxa', 18 Swanland Garth, North Ferriby, East Yorkshire, HU14 3LL*

📍 Individual Detached House

📍 Exclusive Setting

📍 5 Beds/3 Baths

📍 Council Tax Band G

📍 Established Grounds

📍 Double Garage

📍 5 Reception Rooms

📍 Freehold/EPC = C

**£665,000**

## INTRODUCTION

'Broxa' is an individual detached residence covering approximately 2,770 square ft. of accommodation across two floors, as depicted on the attached floor plan. It enjoys a mature and exclusive setting just off Swanland Hill between the highly desirable villages of North Ferriby and Swanland. Ready to move straight into, as there is no 'forward chain', this attractive home is ideal for family accommodation with plenty of space and versatility. Features include a combination of five reception rooms providing opportunity's for relaxing, entertaining and working from home. There are five good sized bedrooms and two en-suites, with the main also having a fitted dressing room. Some fine views across the River Humber are afforded from upstairs also.

The plot extends to around 0.41 acre and has been thoughtfully landscaped over the years to create many areas of interest with lawns, patio, shrubbery and mature borders providing seclusion. A block set driveway leads to a detached double garage which has automated roller doors. Viewing is most definitely recommended.

## LOCATION

Upon exiting Swanland Garth you are afforded a simply stunning view of the River Humber and iconic Humber Bridge. Swanland Garth is an exclusive cul-de-sac setting comprising many fine homes of distinction, situated off Swanland Hill which runs between the well renowned local villages of North Ferriby and Swanland. This area is one of the region's most desirable districts and also benefits from a range of local shops, amenities and well reputed schooling, both public and private. Convenient access can be gained to the A63 leading into Hull city centre to the east or the national motorway network to the west. There is a mainline railway station situated in the village of North Ferriby with more regular stops at the nearby village of Brough. Convenient access can also be gained to the Humber Bridge which leads to North Lincolnshire and Humberside Airport.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway with tiled flooring and stairs leading to the first floor.

### CLOAKS/WC

With low level WC and wash hand basin. Tiled flooring.

## LOUNGE

19'7" x 13'9" approx (5.97m x 4.19m approx)

A well proportioned room with feature fire surround with stone insert. Window to side elevation and double doors to the rear leading out to the conservatory. Double doors also provide access through to:



## DINING ROOM

14'8" x 9'9" approx (4.47m x 2.97m approx)

With cantilever style bay window looking into the conservatory. Access door to the kitchen and archway through to the hallway.



## DAY ROOM/OFFICE

15'7" x 13'2" approx (4.75m x 4.01m approx)

With windows to two elevations.



## STUDY

8'9" x 7'2" approx (2.67m x 2.18m approx)  
Window to front elevation. Extensive shelving.

## KITCHEN

19'7" x 14'8" approx (5.97m x 4.47m approx)  
Reducing to 11'8" approx.

Having a range of fitted units with stainless steel work surfaces and two inset circular sinks plus mixer tap. There is an integrated oven, four ring gas hob with extractor hood above and a free-standing fridge freezer. Tiling to the floor. Windows to two elevations and double doors providing access to the conservatory.



## CONSERVATORY

35'4" x 6'7" approx (10.77m x 2.01m approx)  
Providing lovely views across the rear garden with double doors leading out. There is tiled flooring and radiators for "all year round" use.



## UTILITY ROOM

12'3" x 7'5" approx (3.73m x 2.26m approx)  
With a sink and drainer unit, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, tiling to floor.

## REAR LOBBY

With external access door to covered side lobby adjacent to the garage.

## FIRST FLOOR

## LANDING

With tank cupboard off.

## *BEDROOM 1*

15'6" x 13'2" approx (4.72m x 4.01m approx)  
With windows to two elevations.



## *DRESSING ROOM*

Extensively fitted with quality furniture having oak shelving and hanging facilities.



## *EN-SUITE SHOWER ROOM*

With suite comprising low level WC, wash hand basin, shower cubicle, tiling to the walls, heated towel rail.



## BEDROOM 2

17'1" x 9'10" approx (5.21m x 3.00m approx)  
With windows to two elevations.



## EN-SUITE BATHROOM

With suite comprising low level WC, wash hand basin, bath, tiling to the walls.



## BEDROOM 3

19'7" x 10'9" approx (5.97m x 3.28m approx)  
Extending to 13'4" approx.

With windows to two elevations.



*BEDROOM 4*

12'4" x 9'9" approx (3.76m x 2.97m approx)  
With window to rear elevation.

*BEDROOM 5*

11'4" x 10'6" approx (3.45m x 3.20m approx)  
With window to front elevation.

*BATHROOM*

With suite comprising low level WC, pedestal wash hand basin, claw-footed bath with shower over, tiling to the walls and floor.



## OUTSIDE

The property occupies a good sized plot extending to around 0.4 acre. A block set driveway provides good parking and leads up to the double garage which has a high ceiling and two automated roller doors. The gardens have been attractively landscaped over the years with lawns, borders and shrubbery which complement a patio area. The main garden enjoys a south westerly aspect with tiered lawns. There is an area behind the double garage which is ideal for cultivation.





*REAR*



*MAP*



*TENURE*

Freehold

*COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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*

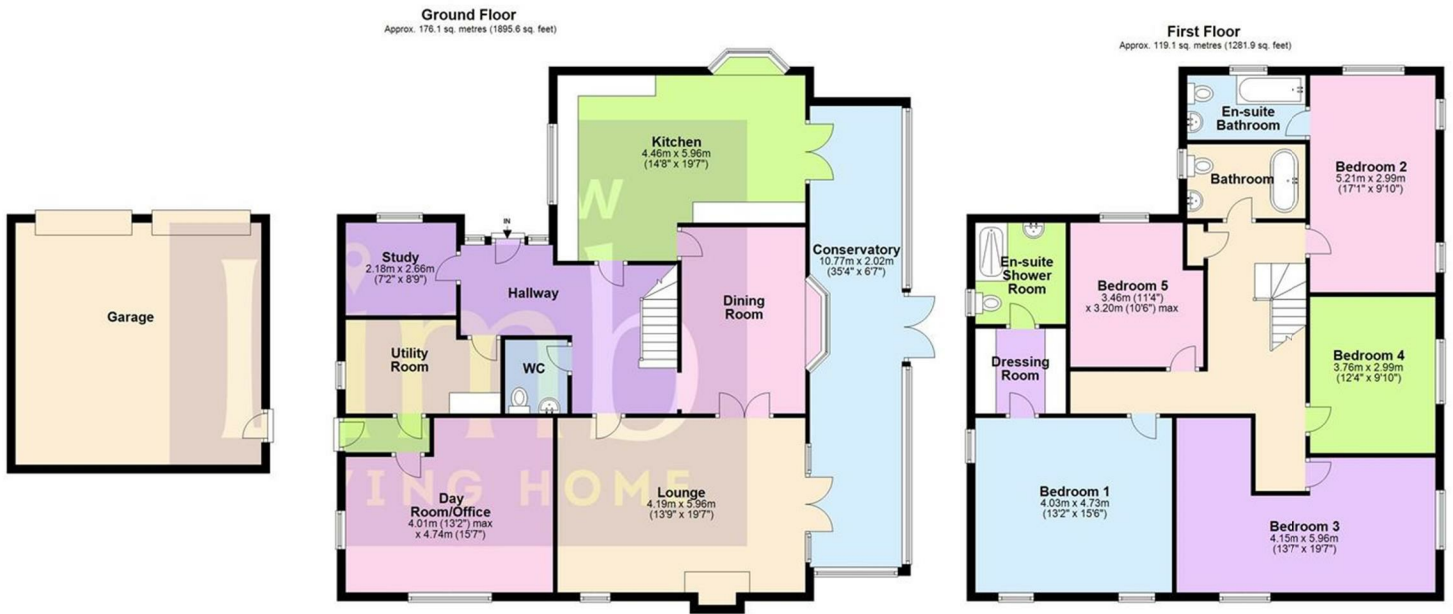
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

Please note that virtual staging has been carried out on some of the internal photographs. This places computer generated images into certain rooms to give a better perception of the room with furniture in place.

### *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.





Total area: approx. 295.2 sq. metres (3177.5 sq. feet)

