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**Limb**  
MOVING HOME



*48 Nunburnholme Avenue, North Ferriby, East Yorkshire, HU14 3AN*

- 📍 Outstanding Detached House
- 📍 Attractive Gardens
- 📍 4 En-suite Bedrooms
- 📍 Great Parking/Double Garage
- 📍 High Quality Specification
- 📍 Desirable Cul-de-sac
- 📍 Council Tax Band = G
- 📍 Freehold/EPC = C

**£780,000**



## INTRODUCTION

This outstanding detached residence provides a stunning range of accommodation which has been significantly enhanced by the current owners in recent times. The property is situated at the end of a small exclusive cul-de-sac with attractive gardens and affords great parking plus a double garage. The fabulous living space is arranged around a beautiful entrance reception and provides many areas for a family to enjoy or retreat to. These include the formal lounge, dining/sitting room, fitted study and a semi open plan layout of a day room with stove, garden room, breakfast room and the kitchen. There is also a utility room and modern cloaks/W.C.. Upon the first floor are 4 en-suite double bedrooms, 2 of which also have dressing areas, as depicted on the attached floorplan. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

The property occupies a wide plot and has an extensive block set front forecourt which provides multiple parking and access to the detached double garage. The attractive gardens wrap around the house and are mainly laid to lawn, complimented by well stocked borders. There is also a patio area.

In all, a fabulous home of which early viewing is strongly recommended.

## LOCATION

The property is located in the cul-de-sac position along Nunburnholme Avenue, close to the centre of this highly regarded west Hull village. North Ferriby lies approximately 8 miles to the west of Hull and offers a great range of local shops and amenities including a convenient store. There are a number of recreational facilities plus a well reputed junior school with secondary school available at the nearby South Hunsley in Melton. The village boasts a mainline railway station which can be found a short walk away and there is convenient access 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 RECEPTION

This stunning reception area provides access to principal rooms and a turning staircase leads up to the first floor. There is a lit under stairs cupboard.



## CLOAKS/W.C.

With modern suite comprising concealed flush W.C., Villeroy and Boch wash hand basin, heated towel rail, tiled surround and tiled flooring.



## LOUNGE

20'5" x 12'10" approx (6.22m x 3.91m approx)

A lovely room with windows and double doors out to the rear garden. There is moulded coving, recessed downlighters to ceiling via a Lutron lighting system and the focal point of the room is a feature fire surround housing a living flame gas fire.



## DINING/SITTING ROOM

14'10" x 11'1" approx (4.52m x 3.38m approx)

Plus bay window which overlooks the rear garden.



## STUDY

11'0" x 9'0" approx (3.35m x 2.74m approx)

Extensively fitted as a study with two desk areas, cupboards, drawers and shelving.



## KITCHEN

13'2" x 11'5" approx (4.01m x 3.48m approx)

A spacious kitchen having a range of fitted base and wall mounted units with granite worktops, undercounter one and half sink with mixer tap, Range cooker with stainless steel splashback and extractor hood above, Siemens integrated fridge and freezer, integrated dishwasher and microwave. Window to front elevation. A wide opening provides access to the breakfast room.



## BREAKFAST ROOM

11'10" x 7'8" approx (3.61m x 2.34m approx)

With windows to two elevations. This room is semi open plan in style from the kitchen and to the day room.





## DAY ROOM

11'10" x 10'0" approx (3.61m x 3.05m approx)

A cosy room complete with a beautiful limestone fire surround housing a solid fuel stove upon a granite hearth. Double doors open to the garden room.



## GARDEN ROOM

10'2" x 9'10" approx (3.10m x 3.00m approx)

A beautiful room overlooking the rear garden. There is a tiled floor and radiator for all year round use.



## UTILITY ROOM

With fitted units, sink and drainer, space for a fridge freezer. plumbing for automatic washing machine and space for dryer. Wall mounted Viessmann gas fired central heating boiler.

## REAR LOBBY

With large store cupboard off and external access door.

## FIRST FLOOR

## LANDING

A particularly spacious landing with an area ideal as a study/reading space.



## BEDROOM 1

20'8" x 13'0" approx (6.30m x 3.96m approx)  
A beautiful room with window overlooking the rear garden, a range of fitted wardrobes. An archway opens to:



## ALTERNATIVE VIEW





## *DRESSING AREA*

With fitted wardrobes and dressing table.



## *EN-SUITE BATH/SHOWER ROOM*

With suite comprising bath, separate large shower enclosure, low level W.C. and wash hand basin, tiling to the walls and floor, heated towel rail. There is a lit recessed shelved area.



## BEDROOM 2

18'9" x 13'1" approx (5.72m x 3.99m approx)  
With two windows to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, corner shower cubicle, tiling to the walls and floor, heated towel rail.





## BEDROOM 3

12'8" x 12'0" approx (3.86m x 3.66m approx)  
A lovely room with window overlooking the rear garden. Fitted cupboard, archway through to dressing area.



## DRESSING AREA

With fitted wardrobes to two walls.

## EN-SUITE SHOWER ROOM

With suite comprising shower enclosure, low level W.C. and Villeroy and Boch wash hand basin and drawers, tiling to walls and floor, heated towel rail.



## BEDROOM 4

18'0" x 11'0" approx (5.49m x 3.35m approx)  
With two windows to the front elevation.



## EN-SUITE SHOWER ROOM

With fitted furniture housing inset Villeroy and Boch wash hand basin and concealed flush W.C., shower enclosure, tiled surround, heated towel rail.





## OUTSIDE

The property occupies a wide plot and has an extensive block set front forecourt which provides multiple parking and access to the detached double garage. The attractive gardens wrap around the house and are mainly laid to lawn, complimented by well stocked borders. There is also a patio area and a useful garden shed (power and light installed) and log shed.





## *DOUBLE GARAGE*

The garage has an electric 'up and over' door plus a side pedestrian entrance door. Power and light are installed and the roof space is boarded. PIR security lighting is fitted to front and side. A 7.5kw EU charger is fixed to the utility room wall.



## REAR VIEW



## 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.

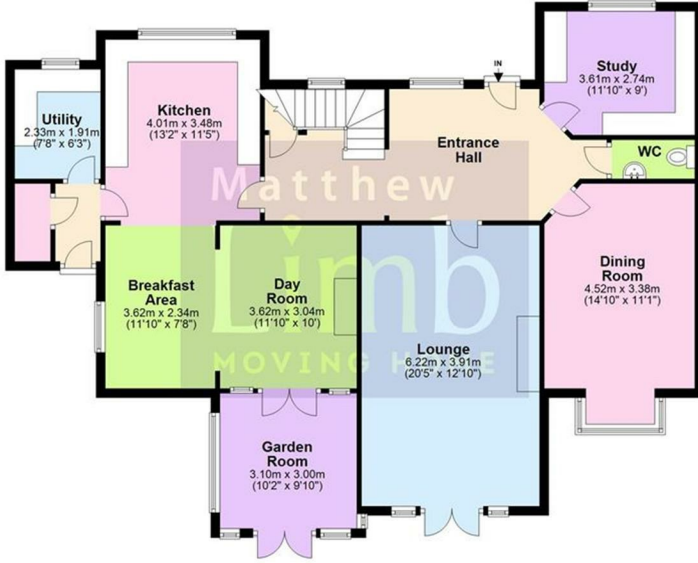
## VALUATION SERVICE

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.





**Ground Floor**  
Approx. 124.9 sq. metres (1343.9 sq. feet)



**First Floor**  
Approx. 114.7 sq. metres (1234.9 sq. feet)



Total area: approx. 239.6 sq. metres (2578.8 sq. feet)

