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Matthew
Limb
MOVING HOME



79 Marine Avenue, North Ferriby, East Yorkshire, HU14 3DR

- 📍 Victorian Detached Residence
- 📍 Many Original Features
- 📍 Open Plan Kitchen
- 📍 Council Tax Band = E
- 📍 Superb Main Bedroom Suite
- 📍 Ample Off Street Parking
- 📍 Viewing Essential
- 📍 Freehold / EPC = D

£650,000

INTRODUCTION

Situated within the heart of the much sought after village of North Ferriby is this fine detached Victorian residence of which viewing is essential to appreciate the blend of original features with modern fittings. Enjoying a delightful environment being set behind automated gates the property offers much privacy with a lawned garden and a lovely south facing terrace. The house is bursting with character and period features which combined with modern fittings and a significant extension which the current owners carried out. The beautiful accommodation extends to nearly 3,000 square feet and depicted on the attached floorplan comprising a spacious entrance hall with feature staircase, lounge with open fire, dining room, sitting room with log burning stove and open plan to the garden room which enjoys a lovely sunny aspect. The sitting room also opens through to the spacious kitchen with an extensive range of units and granite worksurfaces and French doors opening out to the south facing terrace. There is a utility room and the garage has been converted to a games room but has retained the garage doors and could be converted back to a garage should an incoming purchaser so wish. Upon the first floor is a superb main bedroom suite with walk in wardrobes and a contemporary en-suite shower room. There are three further double bedrooms plus a family bathroom with fabulous large double bath.



To the front of the property is an enclosed lawned garden and the block set driveway provides ample parking and is accessed via an automated sliding gate. There is also a secure pedestrian access gate. The delightful terrace enjoys a southerly aspect and is situated just off the kitchen being ideal for outdoor entertaining.

LOCATION

North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a 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 convenient access is available 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 HALL

With feature staircase leading to the first floor.



LOUNGE

13'4" x 12'8" approx (4.06m x 3.86m approx)
With marble fire surround with cast insert and open fire. Bay window to side and window to front. Ornate coving and picture rail.



DINING ROOM

13'1" x 12'7" approx (3.99m x 3.84m approx)
With feature fire surround with cast insert housing a living flame gas fire. Fitted units to alcoves. Sash windows to front and side.



INNER HALL

With oak flooring.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Storage unit and oak flooring.



LOBBY/BOOTROOM

With tiled floor and storage cupboard.

SITTING ROOM

13'1" x 12'1" (measurements to extremes) approx (3.99m x 3.68m (measurements to extremes) approx)
With oak flooring, feature fire surround housing a log burning stove upon a tiled hearth. Exposed brick opening with oak lintel through to the garden room.



GARDEN ROOM

11'10" x 11'3" approx (3.61m x 3.43m approx)
With bi-folding doors to the south facing terrace, oak flooring and Velux window.



KITCHEN

18'9" x 16'0" approx (5.72m x 4.88m approx)

Fitted with an extensive range of shaker style units and granite worksurfaces with large central island and breakfast bar. There is a range cooker with electric oven and gas hob, 1.5 bowl ceramic sink and drainer, integrated dishwasher, housing for a fridge/freezer, inset spot lights, tiled floor with electric underfloor heating. French doors open out to the south facing terrace.



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for tumble dryer. Housing for fridge/freezer. Tiled floor with electric underfloor heating.

GAMES ROOM

16'9" x 12'1" approx (5.11m x 3.68m approx)

Formerly the garage but retaining the double garage doors and can be converted back to a garage should an incoming purchaser so wish. Cupboard housing the cylinder and central heating boiler.



FIRST FLOOR

LANDING

Split level with staircase up to bedrooms 2 and 3.



BEDROOM 1

35'11" x 13'1" approx (10.95m x 3.99m approx)
Superb space with windows to front and side. Two walk in wardrobes plus a large walk in store cupboard.



EN-SUITE SHOWER ROOM

Being fully tiled with walk in shower area with glass panel, vanity unit with circular wash hand basin and low flush W.C. Heated towel rail and inset spot lights.



BEDROOM SITTING AREA



BEDROOM 2

13'4" x 12'8" approx (4.06m x 3.86m approx)
With built in wardrobes and window to side.



BEDROOM 3

13'4" x 12'9" approx (4.06m x 3.89m approx)
Currently used as a home office with fitted furniture including desk and cupboards. Window to side.



BEDROOM 4

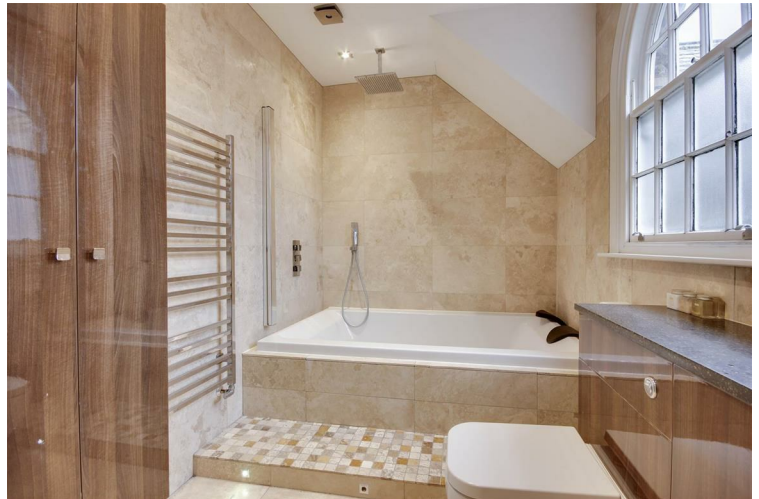
12'10" x 11'9" approx (3.91m x 3.58m approx)
Window to side.



BATHROOM

11'10" x 6'9" (narrowing to 5'3") approx (3.61m x 2.06m (narrowing to 1.60m) approx)

Fabulous suite with large double bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, storage unit and window to side.



OUTSIDE

To the front of the property is an enclosed lawned garden and the block set driveway provides ample parking and is accessed via an automated sliding gate. There is also a secure pedestrian access gate. The delightful terrace enjoys a southerly aspect and being situated just off the kitchen is ideal for outdoor entertaining.



TERRACE



TENURE

Freehold

COUNCIL TAX BAND

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

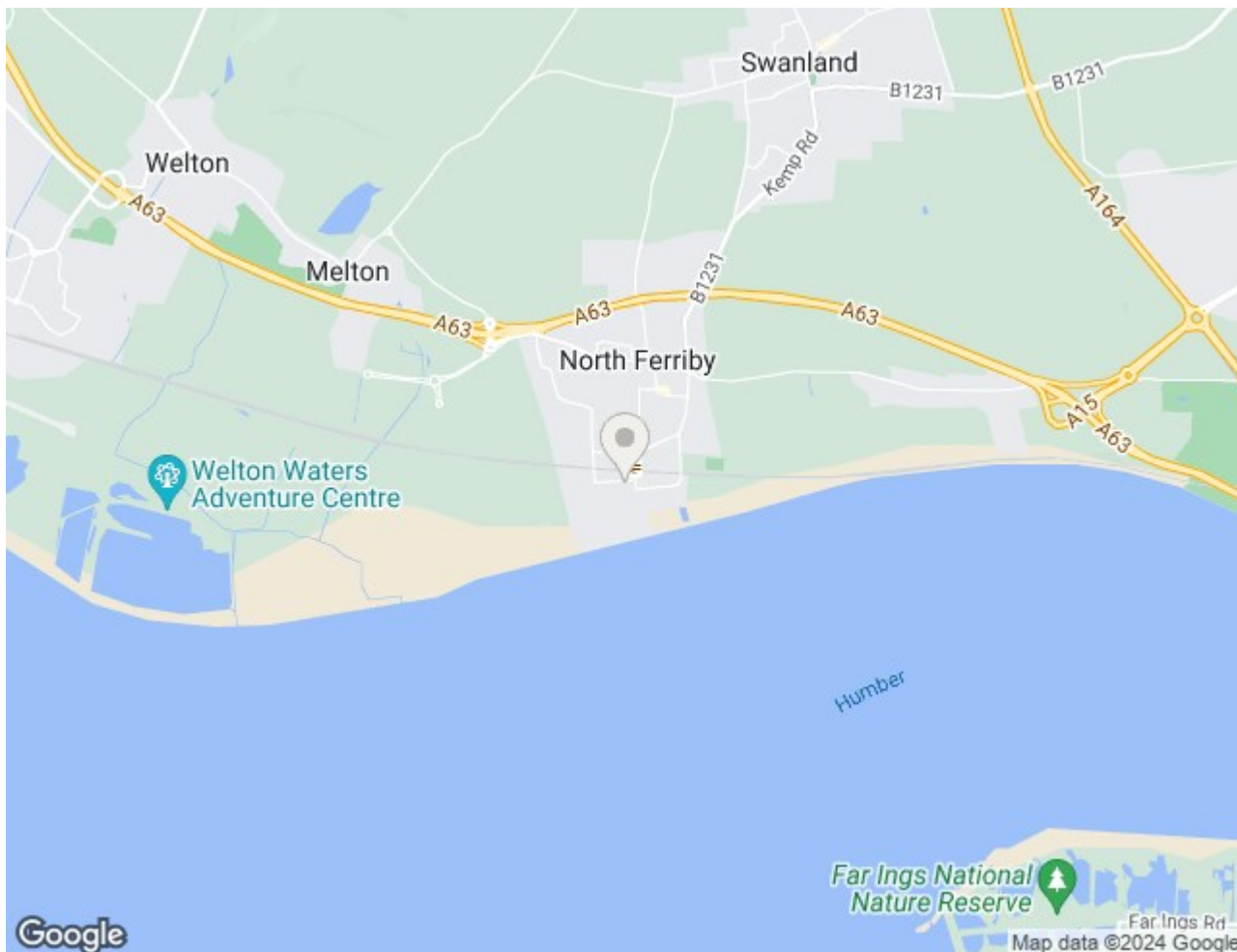
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



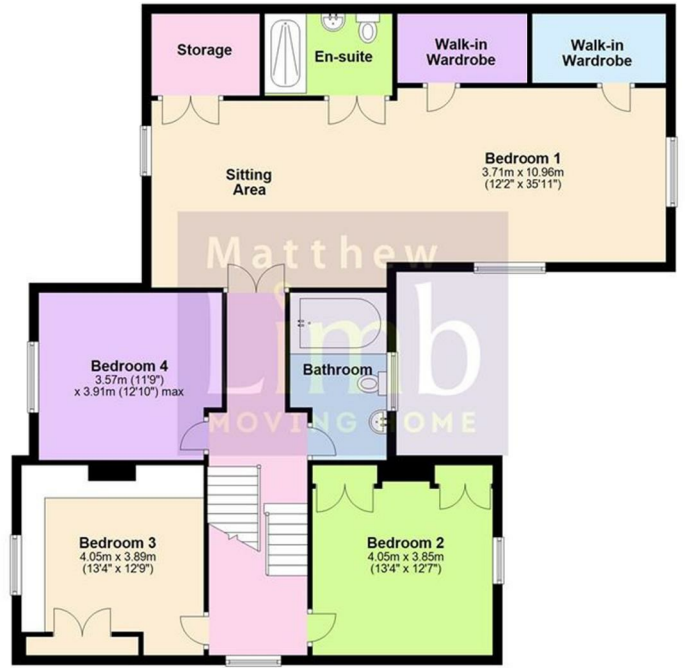
Ground Floor

Approx. 138.9 sq. metres (1494.9 sq. feet)



First Floor

Approx. 129.1 sq. metres (1389.6 sq. feet)



Total area: approx. 268.0 sq. metres (2884.6 sq. feet)

