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Matthew  
**Limb**  
MOVING HOME



*7 The Pickerings, North Ferriby, East Yorkshire, HU14 3EJ*

- 📍 Superb Detached Bungalow
- 📍 Amazing River Views
- 📍 Extremely Spacious
- 📍 Council Tax Band = G
- 📍 3 Beds + Study
- 📍 Double Garage
- 📍 Sought After Location
- 📍 Freehold/EPC = D

**£650,000**

## INTRODUCTION

This very special bungalow provides some amazing views to the south across the River Humber and onwards to the Lincolnshire Wolds. Built in approximately 1997 to a classical design, this highly desirable property has elegant rooms of generous proportions and it forms part of a small cul-de-sac of detached bungalows and houses situated off Humber Road. The accommodation is depicted on the attached floorplan and extends to approximately 2,150 sq.ft.. Features include an impressive recently decorated entrance hallway, cloaks/W.C., large lounge, dining room, conservatory and a breakfast kitchen with all main rooms providing fabulous views. There are three bedrooms plus a fitted study and a separate bathroom. The main suite has a fitted dressing area, en-suite and an extensively fitted bedroom. Outside a wrought iron fence extends to the front with a substantial brick wall running to the western perimeter. A block set forecourt is ideal for parking and there is an attached double garage. The rear garden affords some of the regions finest views being over the River Humber, onto the Lincolnshire Wolds and with the Humber Bridge to the east. The garden is laid to lawn complimented by patio areas, ornamental borders and a corner summerhouse.



## LOCATION

The Pickerings is an exclusive cul-de-sac development situated off Humber Road to the south of the village centre. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of shops and amenities including a doctors surgery and a convenience store. There a number of amenities and recreational facilities plus a well reputed junior school with secondary schooling at nearby South Hunsley in Melton. The village boasts a railway station which can be found a short walk away and direct access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. The nearby Humber Bridge provides access to Lincolnshire and Humberside airport. North Ferriby has a great community spirit and together with enjoying excellent connections, also has immediate access to some amazing walks and cycle trails along the Humber estuary or surround countryside.

## ACCOMMODATION

Residential entrance door to:

### *ENTRANCE HALL*

An impressive central hallway providing access to all principal rooms. There is Amtico flooring and deep coving. Situated off is a very useful deep storage cupboard plus a large airing cupboard. Access to roof void via a pull down loft ladder up to the loft which is part boarded.



### *LOUNGE*

19'3" x 9'0" approx (5.87m x 2.74m approx)

A room of elegant proportions with a large picture window to the south providing views of the garden and the Lincolnshire Wolds beyond. The chimney breast houses a feature marble fire surround with cast grate housing a "living flame" gas fire. Double doors open through to the dining room.



### *DINING ROOM*

14'2" x 11'8" approx (4.32m x 3.56m approx)

With window to the south and double doors opening through to the conservatory.



### *BREAKFAST KITCHEN*

21'10" x 14'0" approx (6.65m x 4.27m approx)

The kitchen has range of fitted base and wall mounted units with worksurfaces, one and a half sink and drainer with mixer tap and an integrated oven and grill, hob, extractor hood above, dishwasher, fridge freezer. There is tiling to the floor, window to south elevation and ample area for table and chairs. Double doors open through to the conservatory.



### CONSERVATORY

14'2" x 11'8" approx (4.32m x 3.56m approx)

Providing a simple stunning view to the south across the garden, River Humber and Lincolnshire Wolds beyond.



### UTILITY ROOM

9'5" x 7'1" approx (2.87m x 2.16m approx)

With fitted units, Belfast sink, plumbing for automatic washing machine and space for dryer, tiling to the floor, wall mounted gas fired central heating boiler, external access door to side.

### STUDY

9'1" x 8'8" approx (2.77m x 2.64m approx)

Comprehensively fitted with desk, cupboards and shelving.



### BEDROOM SUITE

Accessed from the hallway, there is a dressing corridor flanked by fitted wardrobes having sliding doors.

### *BEDROOM AREA*

17'6" x 12'2" approx (5.33m x 3.71m approx)  
Extensively fitted with wardrobes, storage cupboards, drawers and dressing table, window to front elevation.



### *EN-SUITE BATH AND SHOWER ROOM*

With stylish suite comprising a large shower enclosure, Jacuzzi bath, fitted furniture with marble worksurfaces and inset twin wash hand basins, low level W.C., tiling to the walls and floor, underfloor heating and heated towel rail.



### *BEDROOM 2*

13'8" x 9'4" approx (4.17m x 2.84m approx)  
With fitted wardrobes and storage cupboards, window to front elevation.



### *BEDROOM 3*

10'10" x 9'10" approx (3.30m x 3.00m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising low level W.C., twin wash hand basins in fitted cabinet, bath, separate shower enclosure, tiled surround.



### OUTSIDE

A wrought iron fence extends to the front with matching gates set on brick pillars. The block set driveway provides parking and turning space in addition to access to the attached double garage. There is a lawn and shrubbery. The rear garden provides a simply stunning vista to the south across the River Humber and onto the Lincolnshire Wolds with the Humber Bridge to the east. The attractive garden itself has a lawn complimented by borders and patio areas.



### REAR VIEW





## *VIEW TO REAR*



## *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.





Total area: approx. 230.2 sq. metres (2477.3 sq. feet)

