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Limb
MOVING HOME



Deel Khush, Roxton Hall Drive, North Ferriby, East Yorkshire, HU14 3EW

- 📍 Individual Detached Property
- 📍 Significant Room Sizes
- 📍 Around 2,500sq.ft.
- 📍 4 Beds/3 Baths
- 📍 Secluded Location
- 📍 Detached Double Garage
- 📍 Council Tax Band G
- 📍 Freehold/EPC = D

£575,000

INTRODUCTION

Enjoying a secluded setting at the end of the exclusive private drive of Roxton Hall, stands this individual detached residence. With great room sizes and plenty of scope, the accommodation covers around 2,500sq.ft. with many features. The flexible layout is depicted on the attached floor plan and currently provides 4 bedrooms, 2 being particularly spacious ground floor suites. The grand hallway gives access to the superb main living room with impressive fireplace and there is a conservatory situated off. There is also a dining/day room, breakfast kitchen and a large utility. Outside the gardens are set out for ease of maintenance being predominantly block set, complimented by a lawned area and borders. An approach driveway opens to the parking forecourt and a significant detached double garage complete with rear workshop. Viewing is strongly recommended to appreciate the appeal of this very unique property.

LOCATION

Roxton Hall Drive is a private lane off Melton Road which serves only 5 dwellings in an exclusive setting. Whilst enjoying a discreet location, the property is conveniently placed for North Ferriby's excellent range of amenities, the village school and the outstanding South Hunsley Secondary School is located nearby plus private schooling is also available. The property is ideally placed for easy access to the A63 leading into Hull City Centre to the east and the national motorway network to the west. The village has its own mainline railway station. A variety of walks are available particularly around the River Humber and the Wolds Way is on the door step.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

24'0" x 6'7" approx (7.32m x 2.01m approx)

A grand hallway providing access to the principal rooms. To one corner, lies a spiral staircase leading up to the first floor landing.



CLOAKS/W.C.

With low level W.C., wash hand basin, tiling to the floor.

LIVING ROOM

24'0" x 15'2" approx (7.32m x 4.62m approx)
With impressive Inglenook style fireplace. Window to rear elevation.
Double doors opening through to conservatory.



CONSERVATORY

12'5" x 10'0" approx (3.78m x 3.05m approx)
Overlooking the rear gardens with external access door leading out.



DINING/DAY ROOM

16'0" x 12'0" approx (4.88m x 3.66m approx)
Window to front elevation.



BREAKFAST KITCHEN

20'0" x 12'0" approx (6.10m x 3.66m approx)

Extending to 17'1" into rear conservatory. The kitchen has a range of fitted base and wall mounted units with tiled work surfaces, one and half sink and drainer with mixer tap, integrated oven, 4 ring gas hob, extractor hood above, dishwasher and fridge. Window to rear elevation.



UTILITY ROOM

16'0" x 7'6" approx (4.88m x 2.29m approx)

With an excellent range of fitted units, sink and drainer, plumbing for automatic washing machine, tiling to the floor, window and external access door to side.

BEDROOM 1

23'7" x 18'0" approx (7.19m x 5.49m approx)

Having an extensive range of fitted wardrobes. Window to rear elevation.



EN-SUITE BATH/SHOWER ROOM

10'7" x 10'0" approx (3.23m x 3.05m approx)

With suite comprising low level W.C., bidet, wash hand basin and fitted cabinets. There is a large shower enclosure and bath. Tiled surround and tiling to the floor.



BEDROOM 2

12'0" x 18'0" approx (3.66m x 5.49m approx)

With fitted wardrobes, dressing table and cupboards. Window to side elevation.



EN-SUITE BATH/SHOWER ROOM

17'10" x 6'0" approx (5.44m x 1.83m approx)

With suite comprising low level W.C., wash hand basin, bath and shower cubicle.



FIRST FLOOR

LANDING

BEDROOM 3

17'8" x 15'9" approx (5.38m x 4.80m approx)

Window to front elevation.



BEDROOM 4

13'0" x 11'2" approx (3.96m x 3.40m approx)

Two Velux windows, access to cupboard housing cylinder tank.



BATHROOM

With low level W.C., pedestal wash hand basin, bath and shower cubicle, tiled surround.



OUTSIDE

Outside the gardens are set out for ease of maintenance being predominantly block set, complimented by a lawned area and borders. An approach driveway opens to the parking forecourt and a significant detached double garage complete with rear workshop. Viewing is strongly recommended to appreciate the appeal of this very unique property.



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

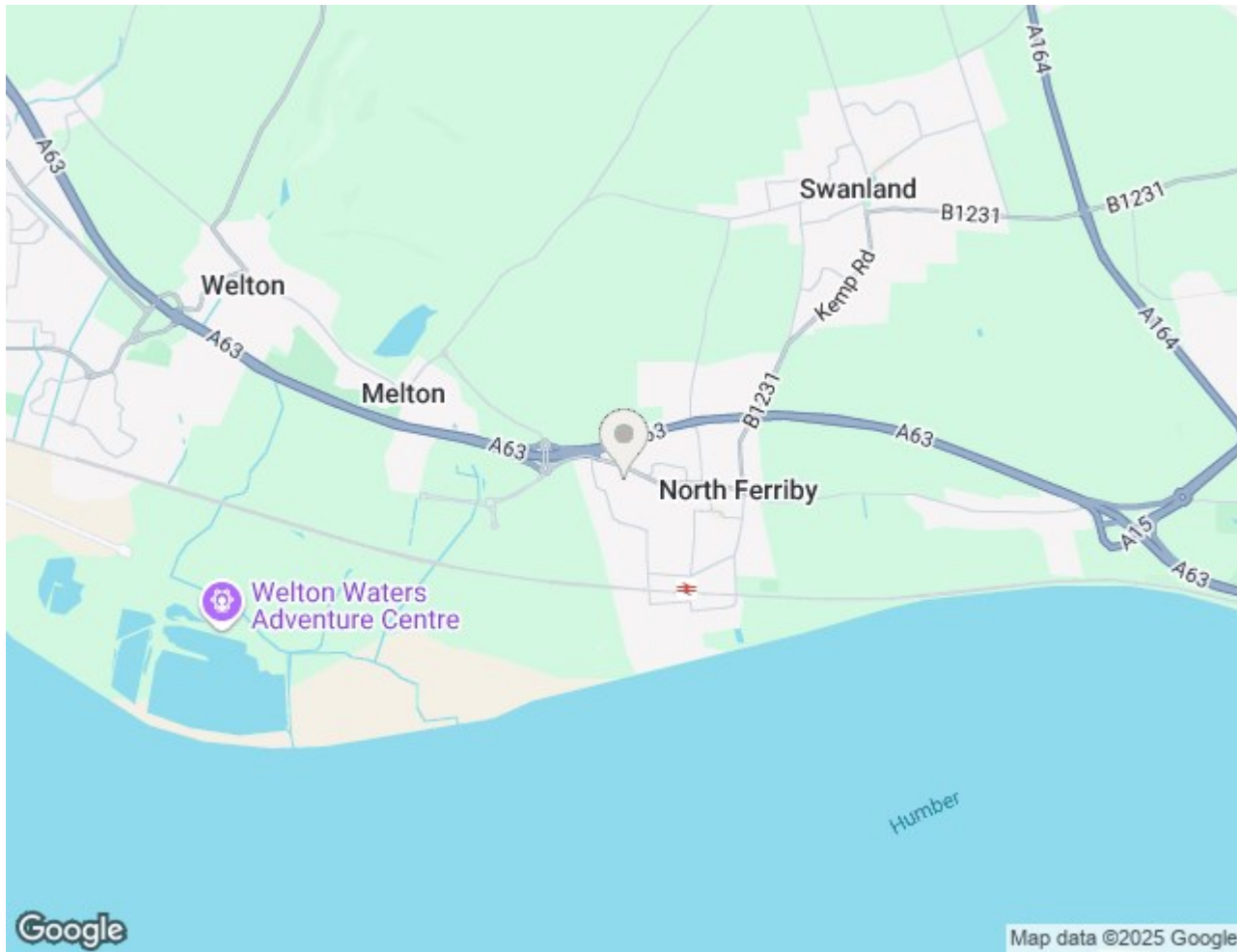
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





TOTAL AREA: APPROX. 252.6 SQ. METRES (2719.1 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	