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Limb
MOVING HOME



3 Woodlands Rise, North Ferriby, East Yorkshire, HU14 3JT

- 📍 Superlative Detached Bungalow
- 📍 Plot of Approx. 0.43 Acre
- 📍 3 Bedrooms
- 📍 Council Tax Band = F
- 📍 Stunning Kitchen
- 📍 Double Garage
- 📍 Exclusive Location
- 📍 Freehold/EPC =

£550,000

INTRODUCTION

Standing in a plot of 0.43 acre in an exclusive cul-de-sac is this superlative detached bungalow. With great room sizes, a high specification and many brand new fittings, this fabulous home is ready to move straight into. The property has been subject to considerable investment by the current owner having undergone a significant programme of refurbishment including a brand new high quality kitchen with Caple appliances, new central heating system including stylish radiators and replacement boiler, bespoke cabinetry and sanitary ware. The accommodation is depicted on the attached floorplan and briefly comprises a stunning open plan living kitchen with bi-fold doors opening out to the side garden. The designer kitchen in granite grey is complemented by stunning marble surfaces and an array of WiFi-enabled Caple appliances. There is also a separate reception room being an ideal place to escape to relax in. There are currently 3 bedrooms served by a brand new bathroom with oval-shaped freestanding bath and separate shower. There is also an additional separate shower room and utility.

Whilst ideal in its current layout, the property does afford further potential for extension and conversion of the garage, subject to necessary consents. The accommodation has the benefit of gas-fired central heating to newly-fitted radiators and replacement uPVC framed double glazing.

Overall the plot extends to around 0.43 acre and is predominantly lawned to front, side and rear elevations together with patio areas, summerhouse and attractive borders. There is no chain involved therefore an early completion is possible. In all, a property which offers an enviable lifestyle, in one of the area's most desirable locations.

LOCATION

The exclusive cul-de-sac of Woodlands Rise is situated to the eastern side of Woodgates Lane which is home to a number of North Ferriby's most distinctive properties. Woodgates Lane runs out of the village from High Street to the south and can also be approached from Mill Road, Swanland from the north. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops and amenities including a convenience store, doctor's surgery, coffee shop, busy public house/eatery, takeaway, beauty salon and newsagent. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. The area is also well served by public schooling at Tranby, Hymers and Pocklington. 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.

GENERAL SPECIFICATION

The vendor has completed a comprehensive scheme of modernisation and improvements to the property including replacement central heating system to include a new Ideal Standard gas-fired combi boiler, new radiators throughout and newly-installed heating pipes that would accommodate an air source heat pump should an incoming purchaser wish to install such a system. The property has newly-fitted replacement uPVC double glazed thermal windows which retain the heat and provide sound insulation benefits. The walls have been insulated with Kingspan and the property has been re-wired.

ACCOMMODATION



LIVING KITCHEN

23'8" x 23'5" approx (7.21m x 7.14m approx)

This superb open plan space is light and airy having windows and timber framed double glazed double doors to the south and bi folding doors to the western elevation. There is plenty of space for living/dining furniture and bespoke cabinetry includes a marble topped media cabinet. The outstanding kitchen features a range of high end brand new granite grey coloured units complete with wide peninsular island and pull up breakfast bar. To the peninsular is an undercounter sink with instant hot/cold water tap and high end WiFi-enabled Caple appliances include an induction hob with designer ceiling hung extractor above, dishwasher and there are pull-out waste bins and concealed electrical sockets. A bank of units houses a Caple oven, microwave, warming drawer and wine cooler together with a larder fridge.



KITCHEN AREA



DAY ROOM

15'6" x 14'0" approx (4.72m x 4.27m approx)

With windows to side elevations and patio doors opening out to the rear. An ideal space to relax in.



UTILITY ROOM

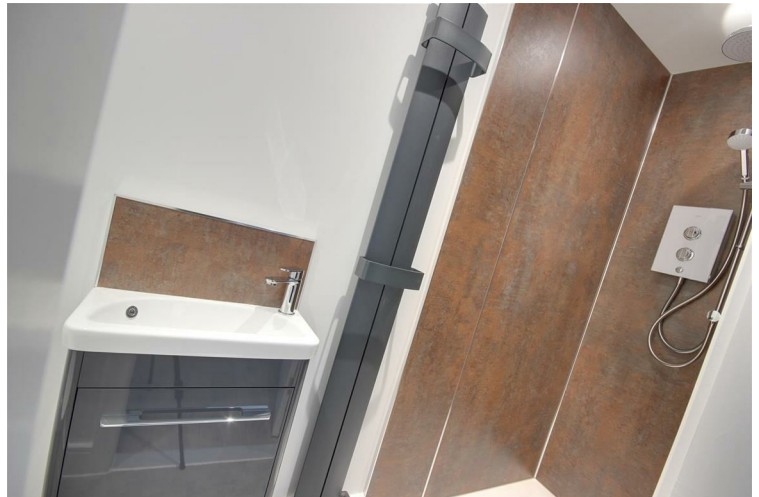
8'0" x 8'1" approx (2.44m x 2.46m approx)

Having a range of brand new fitted units with granite work surfaces. There is an undercounter sink with mixer tap and a bank of storage units house an integrated freezer, gas-fired central heating boiler, concealed housing/plumbing for automatic washing machine and space for a tumble dryer.



SHOWER ROOM

With brand new fittings including a "walk in" shower with rainhead and handheld shower system, low level WC and wash hand basin.



BEDROOM 1

15'0" x 11'5" approx (4.57m x 3.48m approx)

Window to front elevation, built in wardrobes.



BEDROOM 2

11'5" x 10'0" approx (3.48m x 3.05m approx)
Window to rear elevation. Opening through to "walk in" wardrobe.



"WALK IN" WARDROBE

Fitted with hanging and shelving facilities.



BEDROOM 3

10'2" x 9'5" approx (3.10m x 2.87m approx)
Built in wardrobe, window to front elevation.



BATHROOM

8'10" x 8'2" approx (2.69m x 2.49m approx)

A stunning contemporary suite comprising a "walk in" shower area with Aqualisa shower and glazed partition. Freestanding oval bath with tap stand, fitted furniture with inset wash hand basin, WC and mirror above.



OUTSIDE

The property occupies a plot of around 0.43 acre. A wide side drive provides multiple parking and leads onwards to the attached double garage with automated up and over entry door. Lawned gardens extend to front, side and rear elevations complimented by shrubbery and mature borders. There is a summerhouse situated upon a deck.



REAR VIEW



SIDE 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 F. 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.

PERSONAL INTEREST DISCLAIMER

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to a Director of this company

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. 174.8 sq. metres (1881.3 sq. feet)



Total area: approx. 174.8 sq. metres (1881.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	