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**Limb**  
MOVING HOME



*39 Nunburnholme Avenue, North Ferriby, East Yorkshire, HU14 3AW*

- 📍 Immaculately Presented
- 📍 Detached Bungalow
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = E
- 📍 High Specification
- 📍 Resin Drive & Garage
- 📍 Sought After Location
- 📍 Freehold/EPC = D

**£365,000**

## INTRODUCTION

This extremely smart modern detached bungalow provides an excellent range of accommodation with a high specification. The property is situated in an attractive cul-de-sac setting within the highly favoured west Hull village of North Ferriby. The accommodation is depicted in the attached floorplan and briefly comprises an entrance hallway, rear lounge with bay window, breakfast kitchen and garden room. There are three good sized bedrooms, two of which have fitted furniture including the master complete with an en-suite shower room. There is also a separate bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside well tended gardens extend to both front and rear and a resin driveway provides parking and access to the single detached garage. In all a lovely home and 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 HALL

With airing cupboard situated off housing gas fired central heating boiler.

### LOUNGE

11'9" x 19'5" approx (3.58m x 5.92m approx)

Into bay window which overlooks the rear garden. The chimney breast houses a feature fire surround with marble hearth and backplate and "living flame" gas fire.



## BREAKFAST KITCHEN

13'5" x 11'4" approx (4.09m x 3.45m approx)

Having an excellent range of base and wall mounted units with roll top worksurfaces, integrated oven, four ring gas hob, filter hood above, washing machine, fridge freezer and dishwasher. There is a one and a half sink and drainer with mixer tap. Window to side elevation. Ample area for table and chairs. Double doors opening through to the garden room.



## GARDEN ROOM

11'0" x 8'3" approx (3.35m x 2.51m approx)

Overlooking the rear garden with double doors out and an attractive part insulated roof. Tiling to the floor.



## BEDROOM 1

15'8" x 11'4" approx (4.78m x 3.45m approx)

Having an extensive range of fitted wardrobes and cupboards. Bay window to front elevation.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 2

11'8" x 9'9" approx (3.56m x 2.97m approx)  
Window to front elevation.



## BEDROOM 3

7'5" x 7'4" approx (2.26m x 2.24m approx)  
Upto fitted wardrobes running to one wall. Window to side elevation.



## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath.



## OUTSIDE

There is an ornamental garden to the front, adjacent to which a resin covered driveway provides parking and access to the detached single garage which has an automated up and over entry door. The attractive rear garden has a patio area, shaped lawn and ornamental bordered. There is also a garden shed.



## 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*

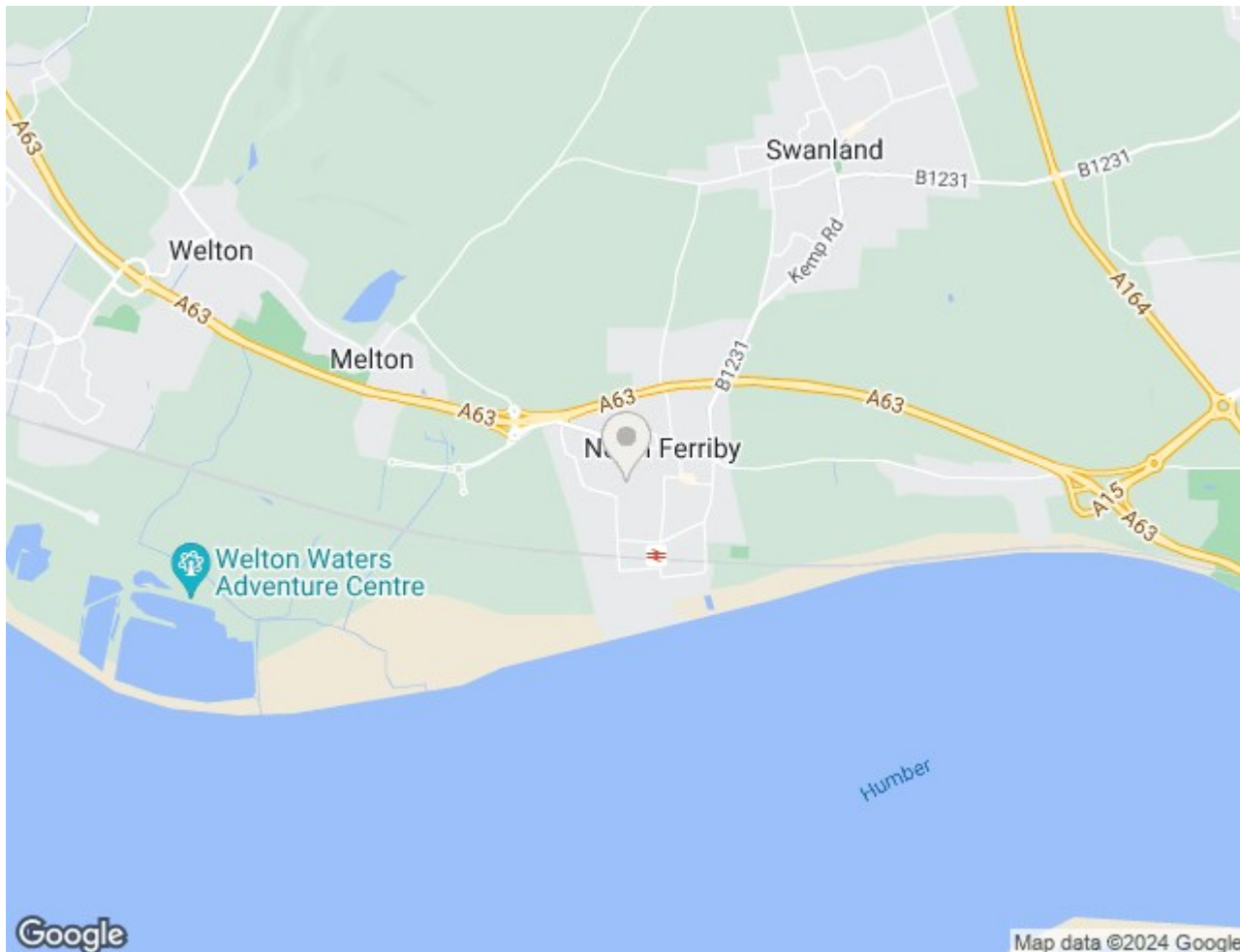
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 97.0 sq. metres (1044.5 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 sq. feet)

