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**Limb**  
MOVING HOME



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

- 📍 Outstanding Semi-Detached
- 📍 Contemporary Specification
- 📍 3 Spacious Bedrooms
- 📍 Council Tax Band = D
- 📍 Open Plan Dining Kitchen
- 📍 Westerly Rear Garden
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = D

**£325,000**

### INTRODUCTION

This outstanding and particularly spacious 3 bedroom semi-detached house stands in the sought after and leafy street scene of Nunburnholme Avenue. The property has been comprehensively refurbished with a very high specification and is stylishly presented. The property features many luxuries of modern living and early viewing is strongly recommended. The accommodation comprises an impressive hallway, large lounge with feature fireplace and an open plan dining kitchen with contemporary units and quality appliances. There is also a downstairs cloaks/W.C. At first floor are three good sized bedrooms and a bathroom with digitally controlled bath and shower. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing.

Outside a lawned garden extends to the front adjacent to which a side drive provides parking and leads to a single garage. An extensive limestone patio extends across the rear of the house with lawned garden beyond and a lovely summer house with power and light to one corner.



### LOCATION

Nunburnholme Avenue is a highly desirable tree lined street scene within the centre of this ever popular village. North Ferriby has a good range of local shops including a post office, 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 in Melton. The property is ideally placed being a short walk from the village's own railway station. Immediate access to the A63 is available which leads to Hull city centre to the east, The Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction on to the national motorway network.

### ACCOMMODATION

Residential entrance door to:

#### ENTRANCE HALLWAY

With quality wood flooring and electric underfloor heating. A staircase leads up to the first floor.



#### CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

17'0" x 13'4" approx (5.18m x 4.06m approx)  
Measurements into bay window to the front elevation.

A stunning room having as its focal point a limestone fire surround with marble hearth housing a cast open fire.



## DINING KITCHEN



## KITCHEN AREA

13'2" x 10'0" approx (4.01m x 3.05m approx)

Featuring a stunning range of contemporary high gloss triple tone fronted units with quartz work surfaces and backstand. There is a matching island and quality appliances including a Neff oven, combination microwave, Bosch four ring induction hob with designer extractor hood over, Hotpoint dishwasher, washing machine, fridge/freezer and large one and a half sink with professional mixer tap. Recessed downlighting. Wood flooring extends throughout and into the dining area with electric underfloor heating.



## DINING AREA

10'9" x 10'3" approx (3.28m x 3.12m approx)

With wall mounted TV point, quality wood flooring with electric underfloor heating, recessed downlighters and double doors opening out to the rear terrace.



## FIRST FLOOR

## LANDING

Window to side elevation.

## BEDROOM 1

12'5" x 11'2" approx (3.78m x 3.40m approx)

Measurements up to the face of modern fitted high gloss fronted wardrobes which run to one wall. Window to front elevation.



## BEDROOM 2

13'7" x 12'2" approx (4.14m x 3.71m approx)

Window to rear.



## BEDROOM 3

8'5" x 7'0" approx (2.57m x 2.13m approx)  
Window to front.



## BATHROOM

A stunning contemporary suite comprising a Laufen W.C, Laufen moulded wash hand basin with designer mixer tap and mirror above, Kaldewei bath and shower over with screen, both bath and shower are remotely operated. Attractive contemporary tiling to the walls and floor, designer heated towel rail, recessed downlighters to ceiling.



## OUTSIDE

Outside a lawned garden extends to the front adjacent to which a side drive provides parking and leads to a single garage. An extensive limestone patio extends across the rear of the house with lawned garden beyond.



### *SUMMERHOUSE*

To one corner stands a lovely fully insulated summer house with power, lights and double glazing installed.



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

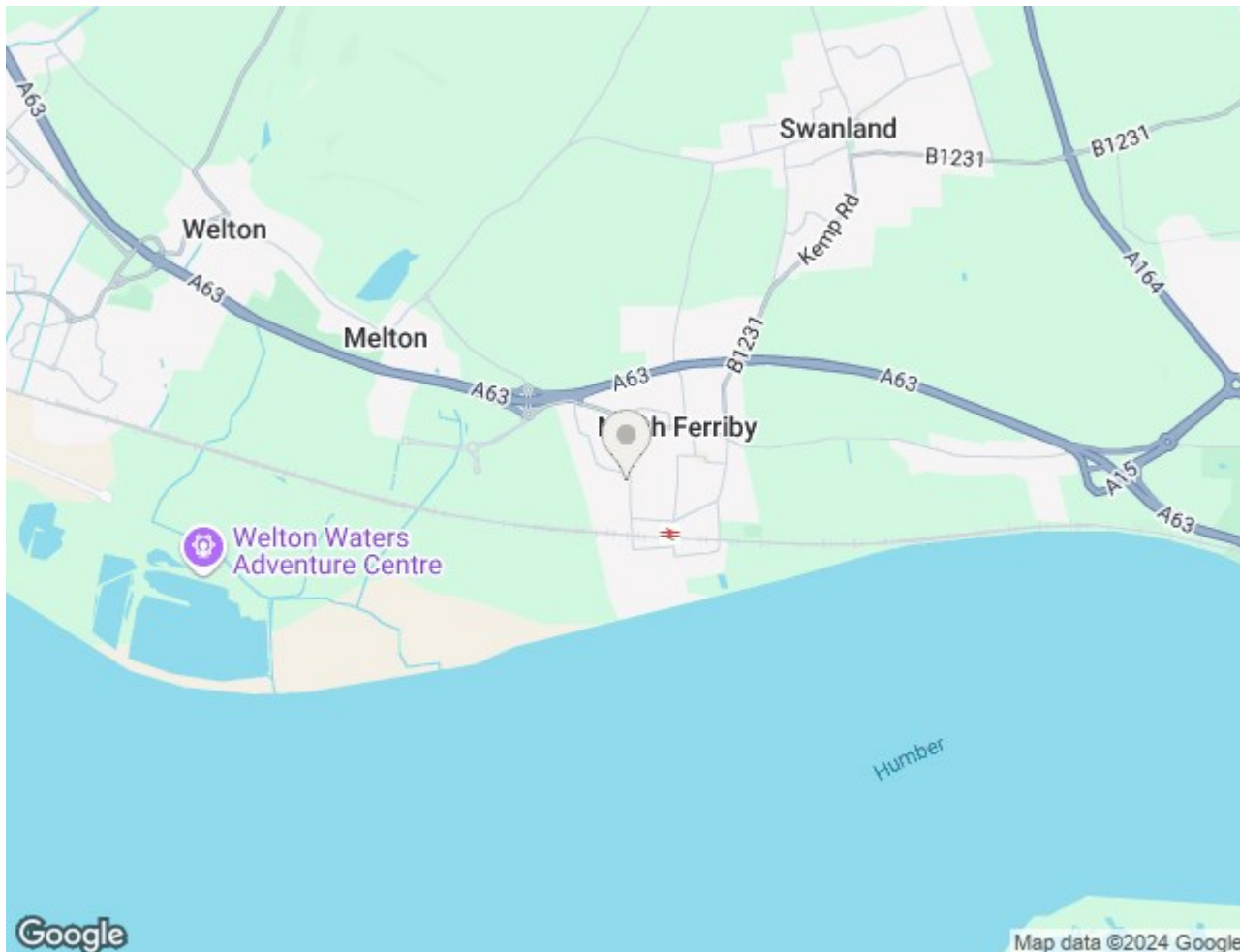
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

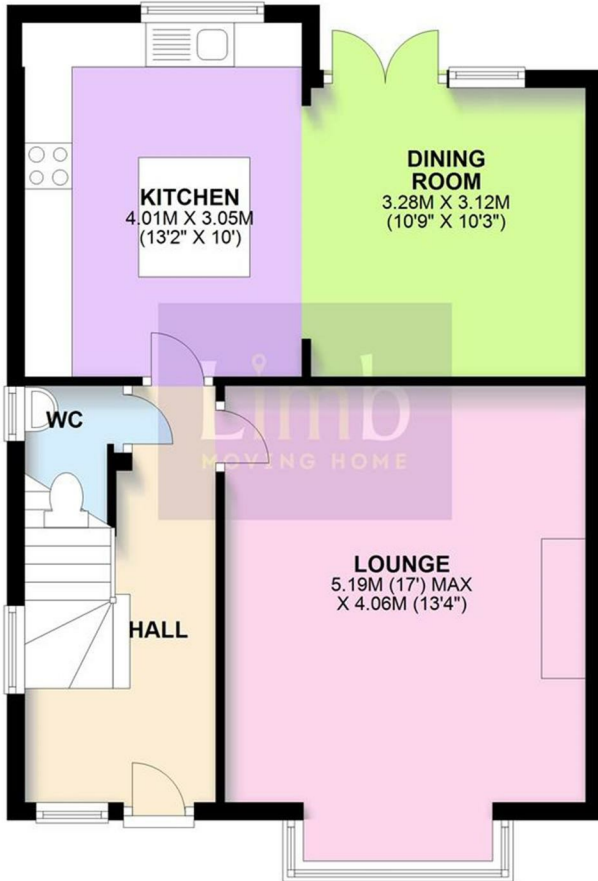
## VALUATION SERVICE

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. 54.0 SQ. METRES (581.3 SQ. FEET)



## FIRST FLOOR

APPROX. 50.8 SQ. METRES (547.3 SQ. FEET)



TOTAL AREA: APPROX. 104.9 SQ. METRES (1128.6 SQ. FEET)  
**17 NUNBURNHOLME AVENUE, NORTH FERRIBY**

