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Limb
MOVING HOME



24 Nunburnholme Avenue, North Ferriby, East Yorkshire, HU14 3AN

📍 Impressive Det. House

📍 3/4 Bedrooms

📍 Large Lounge

📍 Council Tax Band = E

📍 Dining Kitchen

📍 Lovely Garden

📍 No Onward Chain

📍 Freehold/EPC = C

£325,000

INTRODUCTION

We are delighted to offer for sale this extremely deceptive detached property which stands in a highly desirable location in the ever popular village of North Ferriby. The accommodation is depicted on the attached floorplan and complimented by a delightful rear garden. With central heating and double glazing, the accommodation briefly comprises an entrance hall, cloaks/W.C., large lounge, kitchen and dining area to the rear and a sitting room/bedroom 4. Upon the first floor is a spacious landing providing access to three good sized bedrooms and a bath/shower room. Outside a block set driveway provides parking and access to the single garage. The rear garden is a particular feature with its paved patio, lawn and shrub borders. Viewing is strongly recommended.

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 HALL

A spacious hallway with staircase leading up to the first floor, cupboard beneath.



W.C.

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

LOUNGE

22'0" x 12'0" approx (6.71m x 3.66m approx)

With large picture window to front elevation, window to side, chimney breast with feature fire surround housing a gas fire.



SITTING ROOM/BED 4

10'0" x 8'4" approx (3.05m x 2.54m approx)

Window to side elevation. Double doors provide access from the hallway.



DINING KITCHEN

22'0" x 10'10" approx (6.71m x 3.30m approx)

Stretching across the rear of the house this room provides views of the garden with both double and single doors leading out. The kitchen has a range of fitted units with work surfaces, one and a half sink and drainer with mixer tap and an integrated double oven, 5 ring gas hob with filter hood above, plumbing for automatic washing machine and dishwasher, tiling to the floor, cupboard to corner.



KITCHEN AREA



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

12'5" x 12'0" approx (3.78m x 3.66m approx)

With windows to both front and side elevations. A range of fitted wardrobes. Access to eaves storage.



BEDROOM 2

11'1" x 9'5" approx (3.38m x 2.87m approx)
Window to side elevation.



BEDROOM 3

7'10" x 9'0" approx (2.39m x 2.74m approx)
Upto fitted wardrobes running to one wall, window to side elevation.



BATH/SHOWER ROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath and corner shower cubicle, cupboard to one corner housing the gas fired central heating boiler.



OUTSIDE

Outside a block set driveway provides parking and access to the single garage. The rear garden is a particular feature with its paved patio, lawn and shrub borders. There is also a shed located at the bottom of the garden.



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 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

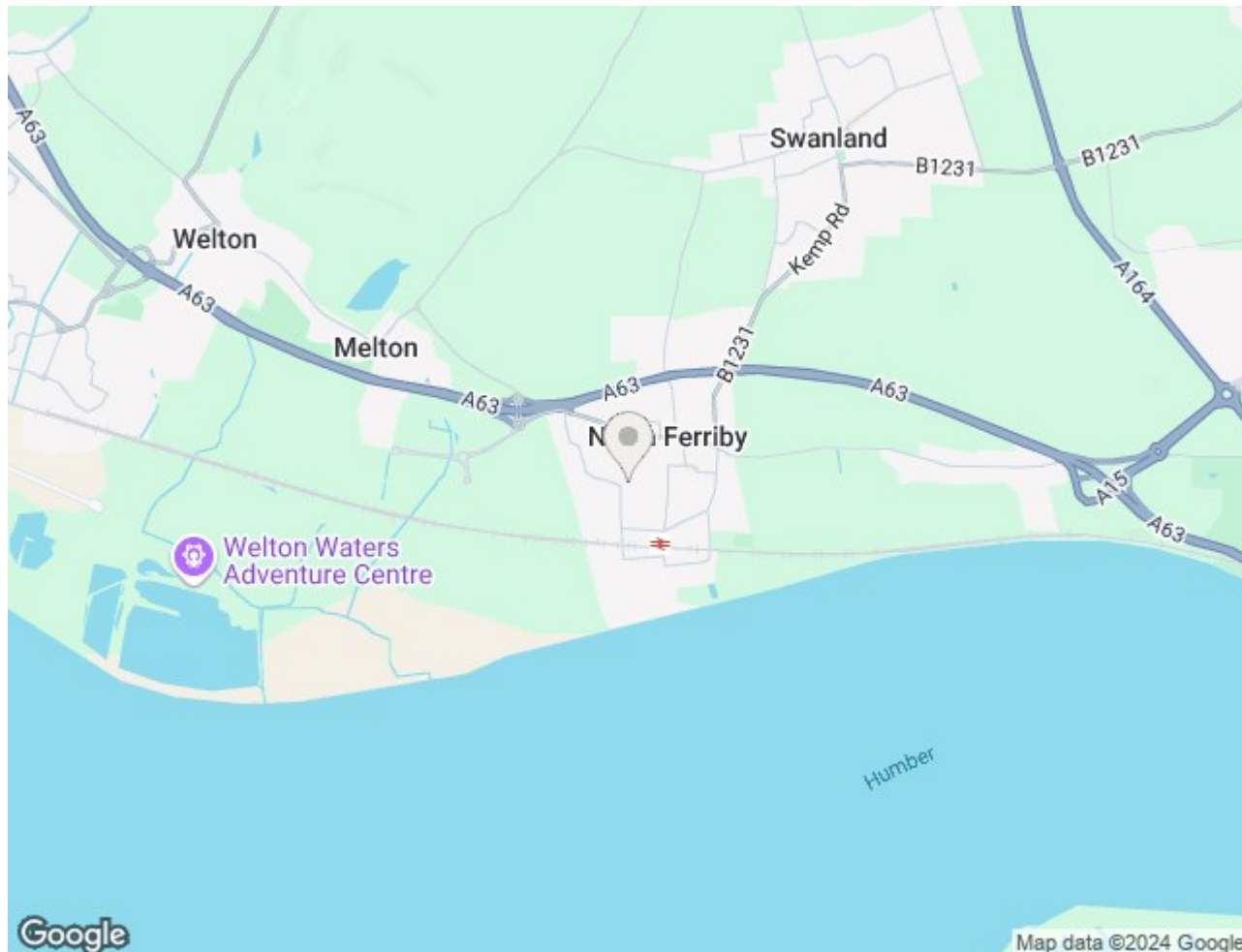
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

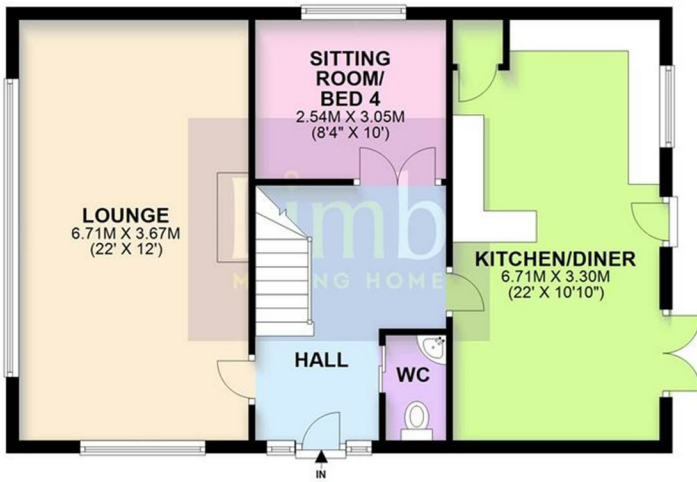
VALUATION SERVICE

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. 68.5 SQ. METRES (737.5 SQ. FEET)



FIRST FLOOR

APPROX. 54.5 SQ. METRES (586.3 SQ. FEET)



TOTAL AREA: APPROX. 123.0 SQ. METRES (1323.8 SQ. FEET)
24 NUNBURNHOLME AVENUE

