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**Limb**  
MOVING HOME



*20 The Triangle, North Ferriby, East Yorkshire, HU14 3AT*

- 📍 Outstanding Property
- 📍 Beautifully Appointed
- 📍 Fabulous Kitchen
- 📍 Council Tax Band = F

- 📍 4 Dbl Bedrooms
- 📍 Delightful Garden
- 📍 Sought After Location
- 📍 Freehold/EPC = C

**£785,000**



## INTRODUCTION

A truly fantastic detached residence which has undergone a stunning programme of extension and remodelling creating a highly desirable family home. Beautifully appointed with elegant proportions and stylish décor, this fine property awaits its lucky new owner. From its impressive traditional façade to the contemporary 36'0" x 15'0" (approx.) open plan living kitchen, the accommodation is full of appeal and complimented by fabulous garden to enjoy. The living space combines separate reception rooms with the superb open plan living kitchen which has bi folding doors out to the garden and a large family room situated off. There is also a good sized laundry room. Upon the first floor are four bedrooms, bathroom and a separate shower room. The luxurious principle suite features a large bedroom area, dressing room and a beautiful en-suite bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The plot extends to approx. a third of an acre and mature borders to the front provide much seclusion and a driveway opens up in front of the house and garage providing good parking adjacent to which lies a lawn. The delightful rear garden has many areas of interest and its expansive lawn is complimented by two large patio areas. In all, viewing is an absolute must!

## LOCATION

The property stands within the sought after and established street scene of The Triangle which is one of North Ferriby's most desirable addresses. Approached via Parkfield Avenue, The Triangle is situated close to the centre of the village which offers a good range of local shops, doctors surgery and convenience store. There are also a number of recreational facilities plus a well reputed primary school. The nearby South Hunsley secondary school is one of the most successful state schools in the area and is within reasonable walking distance. The village also has a well reputed pub which serves food and the village also has a restaurant. North Ferriby has a mainline railway station which can be found a short walk away and immediate access is available to the A63 leading into Hull City centre to the east and the national motorway network to the west.

## ACCOMMODATION

A multi-paned entrance door provides access to:

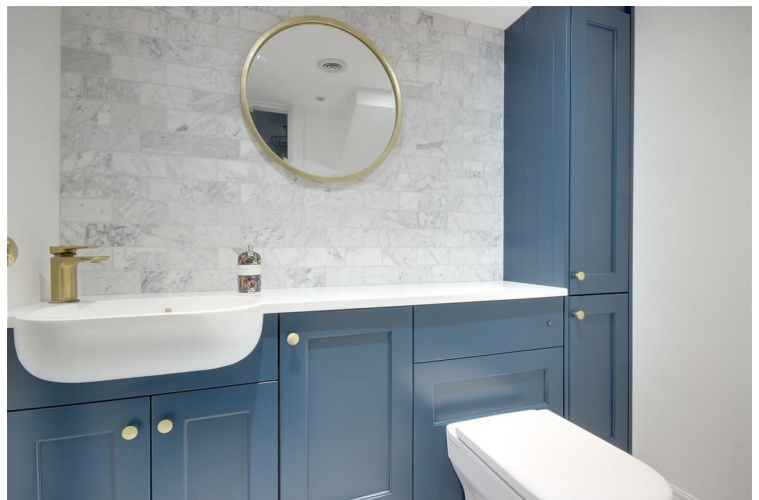
## ENTRANCE HALLWAY

A central hallway with stairs leading to the first floor and storage cupboard under. Part panelled walls.



## CLOAKS/W.C.

Fitted furniture with concealed flush W.C. and wash hand basin, attractively tiled to walls and floor.



## LIVING ROOM

12'5" x 21'0" approx (3.78m x 6.40m approx)  
Plus bay window to front elevation.

A elegantly appointed room with the focal point being a stone fireplace with granite hearth housing a contemporary log burner. Windows to side and bay window to front. Double doors provide access from the hallway and into the living kitchen.



## SITTING ROOM

12'5" x 13'0" approx (3.78m x 3.96m approx)  
Plus bay window to front elevation. Again a beautiful room with a feature fire surround and marble hearth housing a contemporary log burner, fitted shelved to alcoves, deep bay window to front elevation.





## DINING AREA

12'1" x 13'1" approx (3.68m x 3.99m approx)

Measurements up to a run of tall fitted cupboards to one wall.

This room is open plan in style through to the living kitchen.



## LIVING KITCHEN

35'10" x 15'2" approx (10.92m x 4.62m approx)

A simply spectacular space ideal for day to day living, relaxing, family life and entertaining. The kitchen itself features an extensive range of quality dual toned units and grand central island complete with quartz tops. Features include an undercounter sink with Quooker instant hot water tap, induction hob with inset ceiling extractor hood, Siemens oven, combination microwave and warming drawer, Neff dishwasher, larder fridge and larder freezer. There is TV point to one wall, two large lantern roof lights and picture windows together with a central bi fold doors providing views and opening out to the garden.





*LIVING AREA*



## FAMILY ROOM

21'5" x 15'3" approx (6.53m x 4.65m approx)

Again providing a delightful aspect across the garden and access out to the paved patio. There is a large lantern roof light allowing light to flood in.



## LAUNDRY ROOM

10'4" x 9'3" approx (3.15m x 2.82m approx)

Fitted with cupboards, sink and drainer, plumbing for automatic washing machine, space for a dryer plus drying rack. Internal access to garage and external access to side of house.



## FIRST FLOOR

### LANDING

Built in linen cupboard, attractive stain glass leaded window to rear.



## BEDROOM 1

16'4" x 13'7" approx (4.98m x 4.14m approx)  
With window overlooking the rear garden.



## "WALK IN" DRESSING ROOM

Flanked by fitted wardrobes having sliding fronts to one wall.  
Window to rear.





## EN-SUITE SHOWER/BATHROOM

Beautifully appointed featuring a central oval bath with waterfall tap, "walk in" shower area with rainhead and handheld shower system, concealed flush W.C. and a stunning toiletries cabinet housing a vanity wash hand basin with mirror above. Tiling to the floor and walls.



## BEDROOM 2

11'8" x 13'0" approx (3.56m x 3.96m approx)  
Plus deep bay window to front elevation allowing light to flood in. 2 x fitted wardrobes.



## BEDROOM 3

12'7" x 11'10" approx (3.84m x 3.61m approx)  
Window to front elevation.



## BEDROOM 4

12'7" x 9'3" approx (3.84m x 2.82m approx)  
Window to rear elevation.



## BATHROOM

Fully tiled suit comprising bath with shower over, concealed flush W.C. and wash hand basin in cabinet.





## SEPARATE SHOWER ROOM

With low level W.C., shower enclosure, wash hand basin in cabinet.



## OUTSIDE

The property stands on a good sized plot with mature borders to the front providing much seclusion. A driveway opens up in front of the house and garden allowing good parking facilities. There is a lawned garden. The garage measure approximately 17'1" x 12'0" and houses the gas fired central heating boiler and pressurised water system. The delightful rear garden has many areas of interest. The expansive lawn is complimented by two large patio areas, one stretching across the rear of the houses, accessible from the bi fold doors in the kitchen and door from the family room. Again mature borders provide much seclusion. There are useful garden sheds/stores.



## REAR VIEW

## CENTRAL HEATING

The property has the benefit of gas fired central heating to panel radiators and part underfloor heating to the ground floor.

## DOUBLE GLAZING

The property has the benefit of uPVC double glazed windows.

## 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.

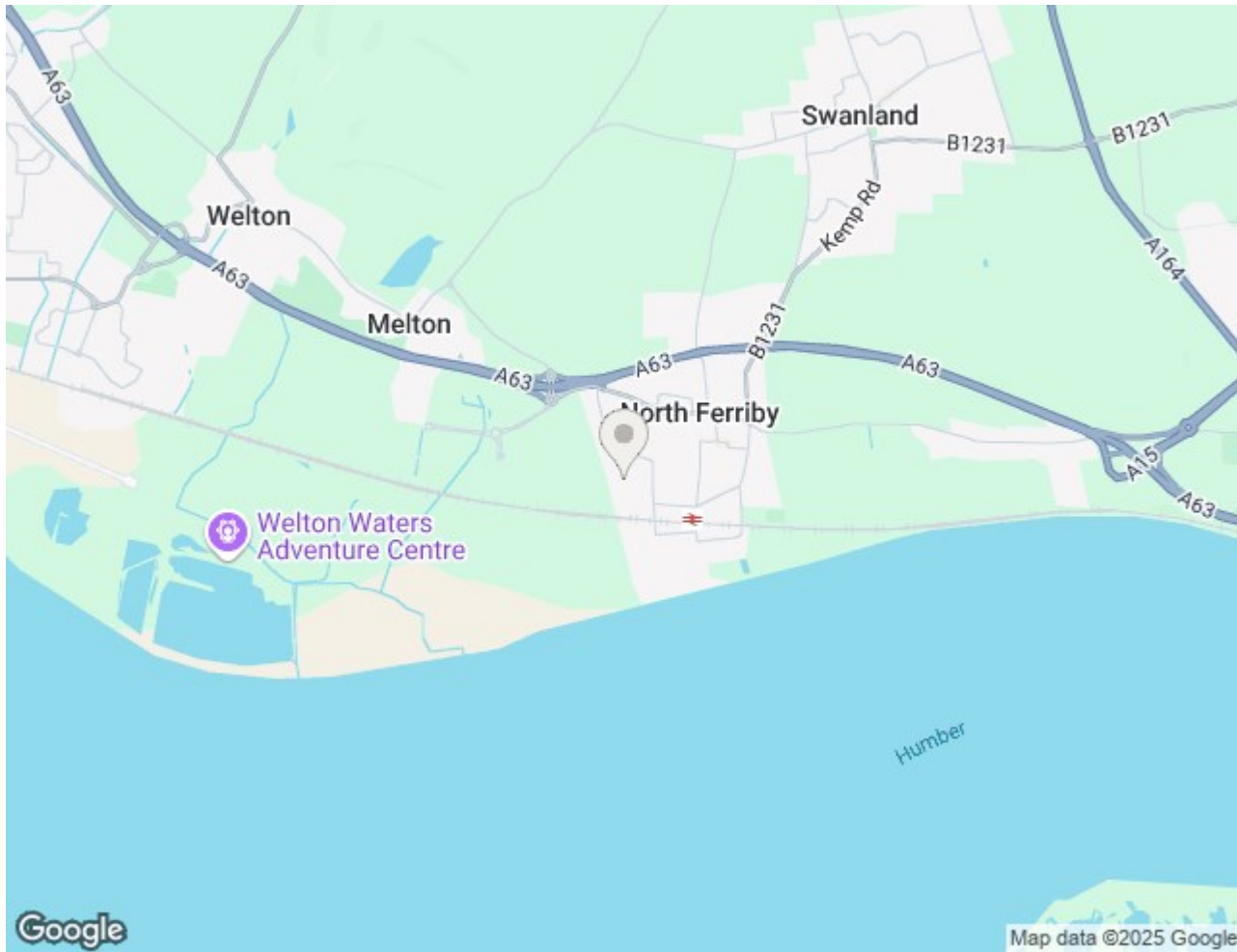
## PHOTOGRAPH DISCLAIMER

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. 181.3 SQ. METRES (1951.5 SQ. FEET)




**FIRST FLOOR**  
APPROX. 92.5 SQ. METRES (995.3 SQ. FEET)



TOTAL AREA: APPROX. 273.8 SQ. METRES (2946.8 SQ. FEET)  
**20 THE TRIANGLE**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	