

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



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

- 📍 Detached Bungalow
- 📍 Highly Desirable Location
- 📍 3 Bedrooms
- 📍 Council Tax Band = E
- 📍 Dining Kitchen
- 📍 Large Lounge
- 📍 Good Parking + Garage
- 📍 Freehold/EPC = B

**£350,000**



## INTRODUCTION

This 3 bedroomed detached bungalow stands to one corner of a small cul-de-sac setting providing good parking, garage and attractive gardens. Originally built by Scruton Homes, this well proportioned bungalow has good room sized and briefly comprises an entrance hallway, dining kitchen, spacious lounge, rear conservatory, three bedrooms and bathroom. To one corner of the main bedroom lies a "walk in" dressing room which has plumbing available to allow the creation of an en-suite. Gardens have been landscaped for ease of maintenance and to the rear include attractive borders, paved patio and a Koi pond with adjacent decking. Viewing is certainly recommended to appreciate the size and appeal of the accommodation.

## 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 PORCH

With internal door to:

### ENTRANCE HALLWAY

With tiled floor throughout. A useful deep storage cupboard and a further cupboard housing the tank and the Worcester gas fired central heating boiler.

## LOUNGE

A generously proportioned room with feature pillared fire surround, marble hearth and backplate housing a "living flame" gas fire flanked by windows to the side. Patio doors open through to the conservatory.



## CONSERVATORY

Overlooking the rear garden with tiled floor, door leading out.



## DINING KITCHEN

A good sized room with plenty of space for table and chairs. The kitchen has a range of base and wall mounted units with contrasting work surfaces. There is an integrated Siemens oven, four ring gas hob with extractor hood above, dishwasher, fridge freezer and plumbing for automatic washing machine. Tiled surround and tiling to the floor. Window plus a bay window to the front elevation.



## BEDROOM 1

Window to rear. Fitted wardrobes, drawers and dressing table.



## "WALK IN" ROBE

With hanging and shelving facilities. Plumbing is available to create an en-suite.

## BEDROOM 2

Fitted wardrobe, drawers and cupboards, window to front elevation.





### BEDROOM 3

Fitted desk and drawers, window to rear.



### BATHROOM

With white suite comprising low level W.C., wash hand basin and panelled bath with mixer tap having a shower attachment. Tiling to the walls and floor.



## OUTSIDE

The property lies at the end of a small private cul-de-sac and has a detached brick and pitched tiled roof garage together with further parking to the side. The front of the property has been attractively landscaped with ornamental shrubs, paving and gravel. The rear garden has many areas of interest and is set out to an extensive paved patio, artificial lawn and raised borders. To one corner is a large gazebo which sits above a further decked patio and Koi pond. 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

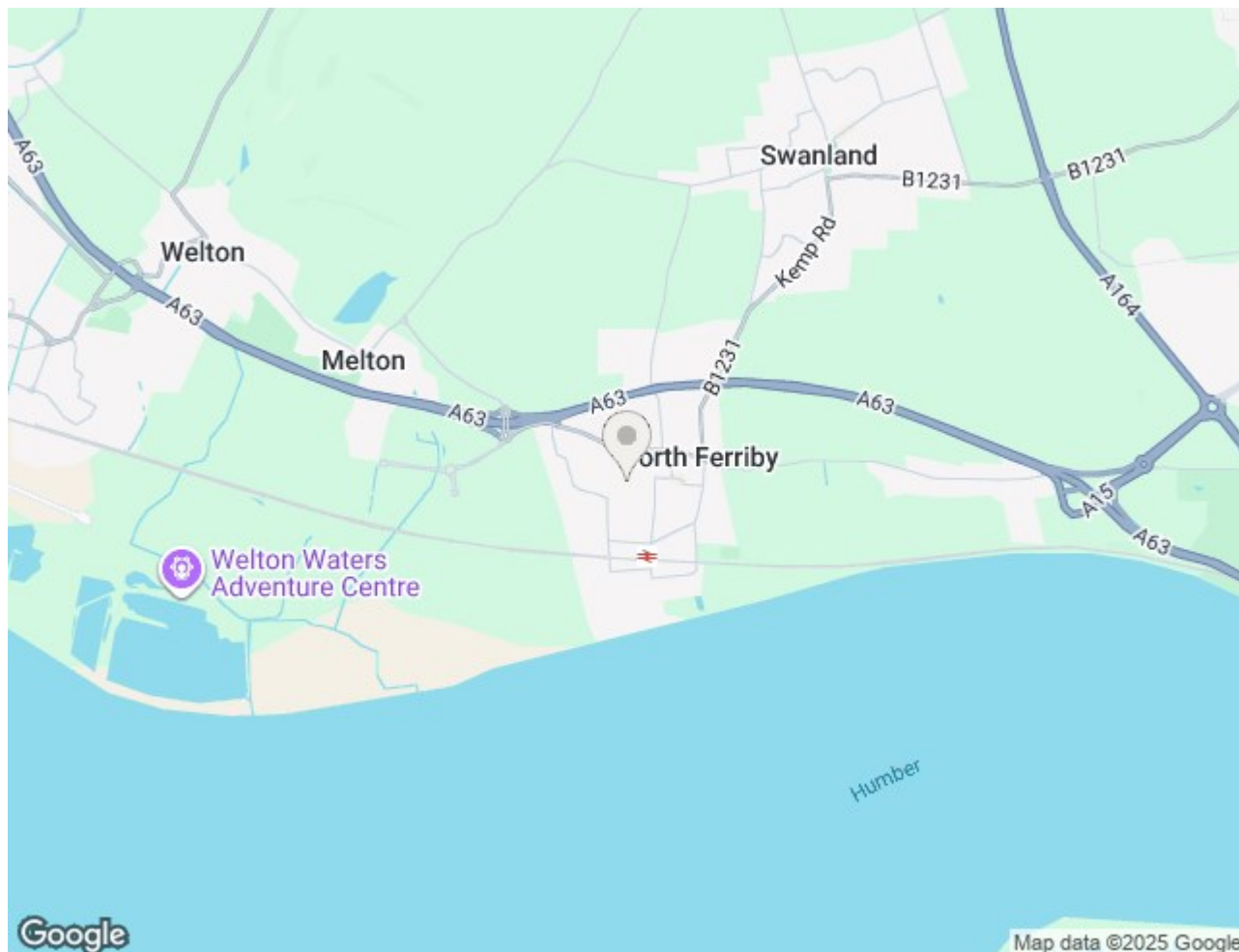
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







**Approximate total area<sup>m</sup>**  
1036 ft<sup>2</sup>  
96.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            | <b>84</b>                  | <b>87</b>                                                                         |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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

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