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**Limb**  
MOVING HOME



*Maple View, Beech Drive, North Ferriby, East Yorkshire, HU14 3DH*

- 📍 Outstanding Residence
- 📍 Exclusive Location
- 📍 0.71 Acre Grounds
- 📍 Council Tax Band = G

- 📍 6 Beds/5 Baths
- 📍 Approx. 4,750sq.ft.
- 📍 Double Garage
- 📍 Freehold/EPC =

**Guide Price £1,000,000**

OFFERS INVITED BETWEEN £1,000,000 TO £1,100,000.

## INTRODUCTION

Welcome to Maple View, a simply outstanding home discreetly located within North Ferriby's most coveted location. Set in beautiful grounds of approximately 3/4 of acre, the property enjoys a sunny south and west facing aspect and is approached across Beech Drive, a private lane situated off Station Road. Immaculately presented, the accommodation extends to around 4,750sq.ft. over two floors and provides space, elegance and versatility together with the possibility of "working from home" making this an ideal opportunity for the growing family. The accommodation is depicted on the attached floorplan and features a fabulous entrance hallway with oak flooring and staircase, a combination of four reception rooms and a stunning kitchen with central island. Practicalities are covered by a pantry, cloaks/W.C., large utility room and a downstairs shower room. There is also a gym with a staircase leading up to the office/leisure area. The main stairs provide access to the landing where there are plenty of storage cupboards and 6 bedrooms which are served by 4 bath/shower rooms including a particularly impressive principal suite. The property occupies a plot of approximately 0.75 acre and is discreetly located at the end of Beech Drive, a private lane leading from Station Road, one of the most sought after addresses in the village and within the Parkfield Conservation area. Upon arriving at the property timber gates flank the entrance which opens to a large gravelled approach driveway and forecourt with parking for several vehicles, turning space and access to the double garage. The drive is bounded by lawns and mature gardens. The property stands centrally in its plot with gardens to either side and the rear enjoys a sunny westly facing aspect. The gardens are predominantly lawned complimented by extensive paved patio areas. There is also an orchard area, vegetable garden, sheds, greenhouse and many areas of general interest.

## LOCATION

"Maple View" is located at the end of Beech Drive which is an exclusive private road situated off Station Road within the heart of this highly desirable West Hull village. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of local shops and amenities including doctor's surgery, convenience store, popular village pub which serves food and established restaurant. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. Private schooling is available at Tranby in Anlaby, Hymers College in Hull and nearby Pocklington School. The village also boasts a railway station which can be found a short walk away and there is also convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west.

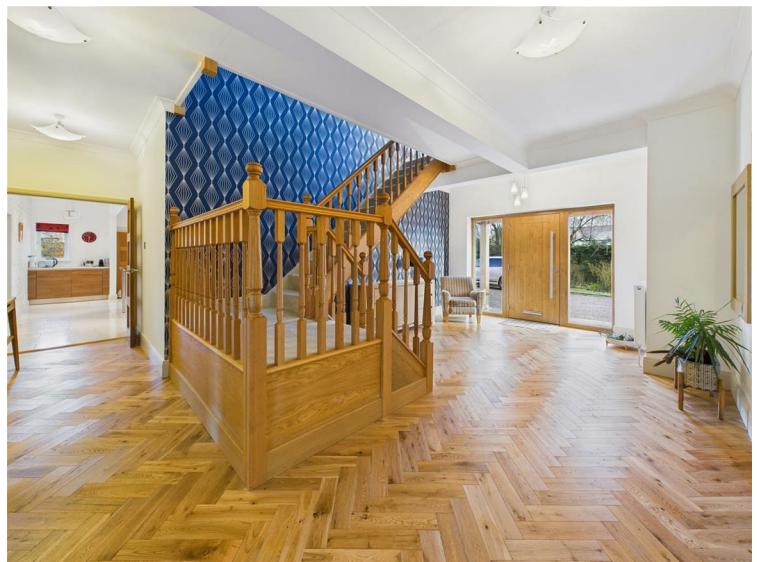
## ACCOMMODATION

Quality composite door with matching side panels open to the entrance hall.



## ENTRANCE HALL

A simply stunning entrance reception with beautiful herringbone oak block flooring and turning staircase leading off.



## CLOAKS/W.C.

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

## FORMAL LOUNGE

An elegant room with windows to front and side elevations and an impressive limestone fire surround housing a log burner. This room has double doors through to the games/sitting Room.



### GAMES/SITTING ROOM

Accessed via the hallway and the formal lounge. A fabulous family space which overlooks the rear garden having three sets of double doors opening out. This room is suitable for a variety of configurations.



## DAY ROOM

With cantilever bay window overlooking the rear garden.



## KITCHEN

A super living kitchen which is part open plan in style through to the dining area. The kitchen has an extensive range of contemporary dual toned units with a grand central island having quartz surface and a return breakfast bar. Features include Neff appliances comprising an oven, combination microwave with warming drawer, steam oven, and coffee machine. There is also a Neff induction hob to the island together with a professional style extractor hood above, one and a half undercounter sink with professional style mixer tap, dishwasher, tiled floor, windows to front elevation. Situated to one corner of the room is a very useful pantry cupboard.





## DINING ROOM

With oak block flooring and double doors opening out to the rear terrace with matching side windows.



## SIDE ENTRANCE LOBBY

With access to the kitchen and also the utility room. Situated off is a useful cloaks cupboard. There are also front and rear access doors.

## UTILITY ROOM

A sizeable room having fitted units, worksurface and space for plenty of appliances including plumbing for an automatic washing machine. There is also sink and drainer and a window overlooks the rear garden.



### *GROUND FLOOR SHOWER/CLOAKS ROOM*

With shower enclosure, fitted furniture with inset wash hand basin and concealed flush W.C..



### *GYM*

With window to front elevation. Double doors opening to the plant cupboard housing the Worcester gas fired central heating boiler. A staircase leads to the office suite and there is also an internal door through to the double garage.



### *OFFICE SUITE/LEISURE ROOM*

A particularly large room with great head height and two Velux windows to the south elevation which allow light to flood in.

### *FIRST FLOOR*

#### *LANDING*

A 'T' shaped landing being particularly spacious and with a feature window overlooking the front. Situated off the landing are very useful storage cupboards, two built in, one of which is a very useful laundry/linen room. There are a range of fitted cupboards ideal for storage.

### PRINCIPAL BEDROOM

Upon entering the room, you are impressed by the proportions of the suite which include a bedroom area having a window to both front and side elevations. There is a "walk in" dressing area flanked by fitted wardrobes to either side.





### ***EN-SUITE BATH/SHOWER ROOM***

With stylish suite comprising freestanding bath, large shower area with rainhead and handheld shower system, low level W.C. and twin circular wash hand basins upon plinth with mirrored fronted toiletries cupboard above, tiling to the floor, heated towel rail.



## BEDROOM 2

A large double bedroom with fitted wardrobes having sliding part mirrored doors. Window to front elevation.



## EN-SUITE BATH/SHOWER ROOM

With panelled bath, shower enclosure, low level W.C. and wash hand basin. Heated towel rail, tiling to floor.



### BEDROOM 3

Overlooking the rear garden and with fitted wardrobes having sliding part mirrored fronts.



### BEDROOM 4

Overlooking the rear garden with fitted wardrobes.



## BEDROOM 5

A double bedroom overlooking the rear gardens.



## BEDROOM 6

With windows to rear and side elevations allowing light to flood in.



## BATHROOM

With attractive contemporary suite comprising freestanding bath and tap stand, "walk in" shower area with glazed partition, concealed flush W.C., wash hand basin with drawers, tiling to the floor and surround, heated towel rail.



## SHOWER ROOM

With shower enclosure, low level W.C., wash hand basin with drawers, tiled floor, heated towel rail.



## OUTSIDE

The property occupies a plot of 0.71 acre and is discreetly located at the end of Beech Drive, a private lane leading from Station Road, one of the most sought after addresses in the village. Upon arriving at the property timber gates flank the entrance which opens to a large gravelled approach driveway and forecourt with parking for several vehicles, turning space and access to the double garage. The drive is bounded by lawns and mature gardens. The property stands centrally in its plot with gardens to either side and the rear enjoys a sunny westly facing aspect. The gardens are predominantly lawned complimented by extensive paved patio areas. There is also an orchard area, vegetable gardens, greenhouse, sheds and many areas of general interest.





*REAR VIEW*



## AGENTS NOTES

**Driveway:** Access to Maple View is across a private lane owned by two properties, Lone Oak and Rozel. Maple View has a right of way over the entire length of the roadway and the drains run under this roadway. No maintenance charge payable but the owner could be asked to contribute to any future repairs.

We understand the following restrictive covenants are in place:

- a) No alterations or additions to the property are to be erected on the property without the prior written consent of the transferor (owners of Lone Oak) (such consent not to be unreasonably withheld or delayed)
- b) no development including any buildings erections or structures are to be placed on the land south of the (built house) with the exception of structures such as sheds greenhouses playhouses and children's climbing frames.
- c) Immediately following the completion of any alterations reconstruction or other building works on the property and if there has been any damage caused (surfaces and verges) of Beech Drive, the owner shall reinstate the same to the reasonable satisfaction of the neighbours at Lone Oak.

We are also aware that planning permission was granted in 2009 for a dwelling within the garden of the neighbouring property "Rozel".

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

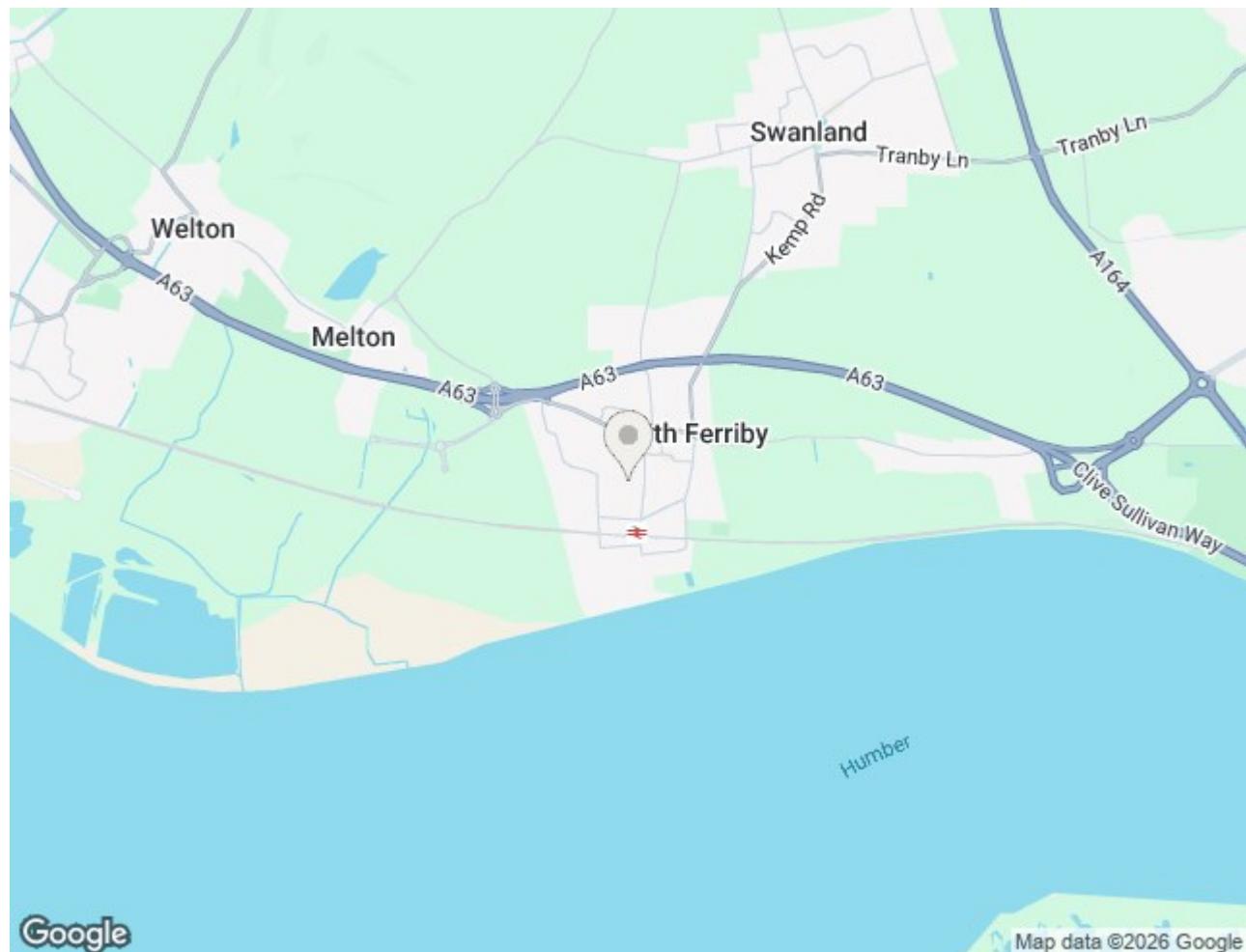
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

### 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.

### PROPERTY TO SELL?

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.







**Floor 1**

W N  
S E

**Approximate total area<sup>(1)</sup>**  
2261 ft<sup>2</sup>  
210.1 m<sup>2</sup>

**Reduced headroom**  
125 ft<sup>2</sup>  
11.6 m<sup>2</sup>

**Office/Leisure**  
21'0" x 12'11"  
6.40 x 3.95 m

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	