

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



*14 Mount View, North Ferriby, East Yorkshire, HU14 3JG*

- 📍 Stunning Contemporary Home
- 📍 Substantially Extended
- 📍 4 Bedrooms
- 📍 Council Tax Band = F
- 📍 Open Plan Kitchen/Living
- 📍 Superb Studio/Gym
- 📍 Desirable Cul-de-sac
- 📍 Freehold/EPC = D

**£620,000**

## INTRODUCTION

This outstanding property affords highly desirable contemporary living in a sought after location. The stunning accommodation has been significantly extended by the current owners to create a fabulous family home, at its centre is an amazing open plan living/dining room with a breakfast kitchen. There is also an impressive study/gym currently utilised as a golf studio by the owner. The cosy lounge features a log burner and practicalities are catered for by a large utility room and cloak/boot room. Originally built with a 4 bedroomed design, a previous owner enhanced the main bedroom by amalgamating it with bedroom 4 to create a dressing room, an alteration that the owner undertakes to reverse prior to completion (unless, of course, a purchaser prefers the current layout). There is a stylish en-suite to bedroom 1 and a stunning main bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Underfloor heating is provided to the extended open plan living/dining area. The property stands in a good sized plot with driveway providing good parking and access to the double garage. The gardens have been landscaped and to the rear enjoy a southerly aspect with a large paved terraced lawn beyond and a further patio to one corner. In all, a fabulous home in a very popular residential area.

## LOCATION

Mount View is a very appealing cul-de-sac of quality detached properties which is located off the highly regarded Woodgates Lane. The ever popular west Hull village of North Ferriby lies approximately 8 miles outside of Hull and offers a good range of local shops and amenities including a post office, doctors 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. The village also boasts the 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.

## AGENTS NOTE

Planning permission has been granted for future extension being over the garage thus creating additional bedroom capacity.

## ACCOMMODATION

A contemporary composite entrance door to:

### ENTRANCE HALL

With stairs leading to the first floor of:

### CLOAKS/W.C.

With white suite comprising of low level W.C., wash hand basin with drawers, decorative panelling to walls, tiling to the floor. Coat hooks making this also a great boot room.



## STUDY

With fitted shelves, part decorative panelled wall. Window to side elevation.



## LOUNGE

A cosy room with a log burner with chunky timber mantel above as its centre piece. Window overlooking the front garden and double part glazed doors leading through to the rear open plan living room.





## OPEN PLAN LIVING ROOM

A simply superb family space with vaulted ceiling, windows overlooking the rear garden, wall mounted TV point velux window, decorative panelling to walls fitted cabinetry and shelving. The room flows through into the dining area.



## DINING AREA

With a wall of sliding glazing to 2 sides, providing views across a garden and access out to the terrace.



## BREAKFAST KITCHEN

Features include a large under counter stainless steel sink with professional mixer tap and stainless steel splash back, 5 ring induction hob with ceiling mounted extractor above, twin NEFF ovens, dishwasher, twin larder fridge freezers and a wine chiller. Wide sliding doors opening out to the rear terrace.







## UTILITY ROOM

With an extensive range of fitted units, work surface inset sink with professional mixer tap, plumbing for automatic washer machine and dishwasher. Window to side elevation and door leading out to the side garden.

## STUDIO/GYM

A room fit for a variety of purposes with high vaulted ceiling. Currently being used as a golf studio.



## FIRST FLOOR

### LANDING

Window to front elevation, access to roof void. Situated off the landing is a door leading to an eaves storage area above the garage. Which would also form the entry to an extension over the garage.

## BEDROOM 1

With window to rear elevation, door to en-suite and the bedroom has been previously opened into bedroom 4, to create a large dressing room. The owner undertakes to reverse prior to completion (unless a purchaser prefers the current layout).





## DRESSING ROOM/BEDROOM 4

Built in wardrobes to corner, fitted wardrobe. Window to rear elevation.



## EN-SUITE SHOWER ROOM

With stylish suite comprising of low level W.C., large shower enclosure with rainhead and handheld shower system, wash hand basin in cabinet, tiling to walls and floor.



## BEDROOM 2

Window to rear elevation. Wardrobe to corner of the room.



## BEDROOM 3

Window to front elevation.



## BATHROOM

With stylish contemporary suite featuring an angled free standing bath and tap stand, low level W.C., large wash hand basin within fitted cabinet, tiling to the walls, contemporary heated towel rail.





## OUTSIDE

The property has an open plan lawned garden to the front, adjacent to which is a generous forecourt which provides multiple parking. There is a gated access to the side, which itself is block set with raised beds and access to a shed. The southernly facing rear garden incorporates a professionally landscaped large terrace with steps down to the lawn and further patio to one corner to enjoy the evening sun. There is also another large garden shed.





## *GARAGE*



## *HEATING*

The accommodation has the benefit of gas fired central heating to radiators. Underfloor heating is provided to the extended open plan living/dining area.

## *GLAZING*

The accommodation has the benefit of uPVC double glazing.

## *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

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.

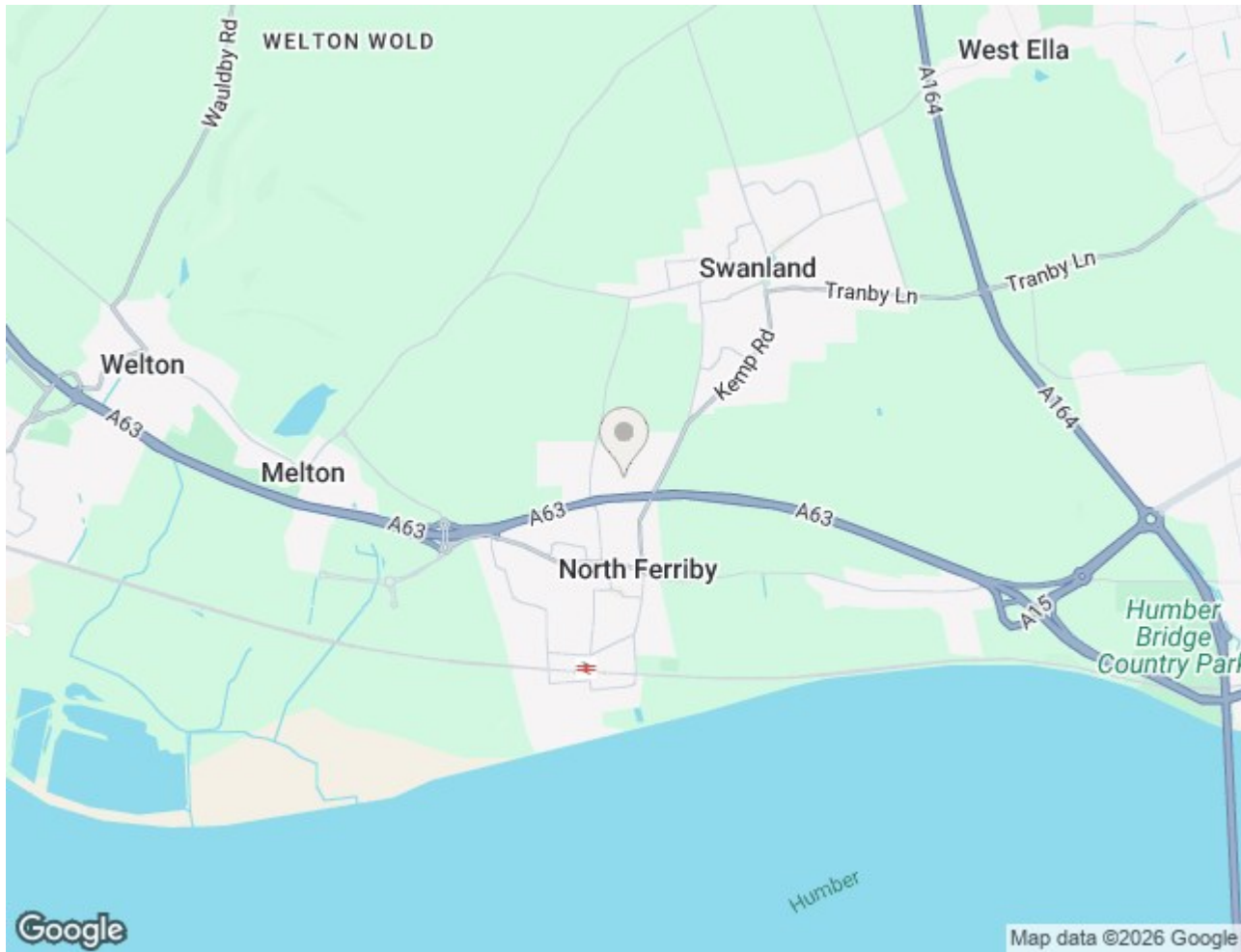
## PHOTOGRAPH DISCLAIMER

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.












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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	