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**Limb**  
MOVING HOME



*11 Aston Hall Drive, North Ferriby, East Yorkshire, HU14 3EB*

📍 Stunning Detached House

📍 Superb Living Space

📍 4 Double Bedrooms

📍 Council Tax Band = G

📍 Garden Chalet

📍 Desirable Village

📍 Viewing a Must

📍 Freehold/EPC = D

*Offers Over £600,000*

## INTRODUCTION

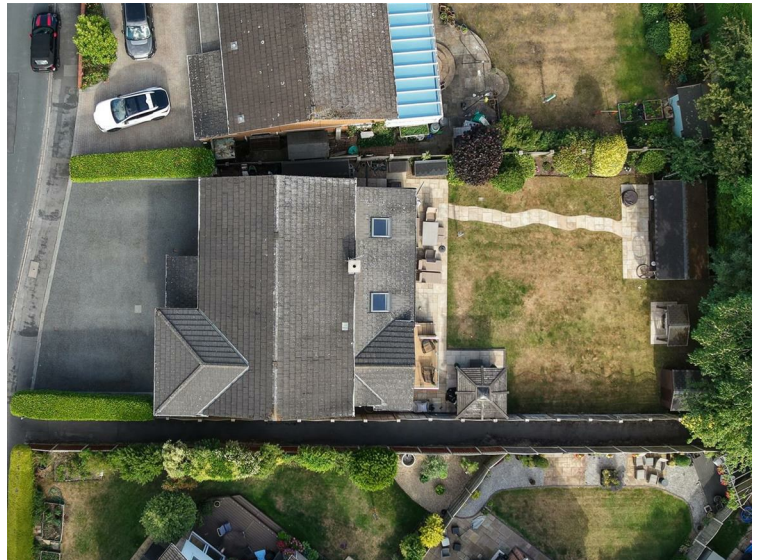
This stunning and deceptively spacious detached house affords a most impressive range of contemporary accommodation, spacious rooms and a south facing garden complete with chalet. The property has been significantly remodelled and extended to provide up to date living space with the practicalities of a family home. A particular feature is the magnificent dining kitchen with an array of sleek units, matching island and bi fold doors out to the balcony. This room leads to both a snug and a beautiful living room with solid fuel stove and doors out to the garden. There is also a separate lounge, fitted study, utility and a large entrance reception with cloaks/WC. situated off. At first floor a large galleried landing provides access to four spacious double bedrooms, two with en-suites and there is a four piece family bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Excellent parking is available to the front in addition to a shortened double garage which is currently used as a gym. The rear garden enjoys a southerly aspect with an extensive paved patio and lawn beyond. Features include a hot tub with gazebo and a garden chalet ideal as a further entertaining space/bar or alternatively an outdoor office.

## LOCATION

The location of this fine home is a particularly attractive feature being close to the village centre as Aston Hall Drive runs off High Street. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of shops and amenities including a convenience store, doctors surgery and a number of independent traders. The village also benefits from a variety of amenities and recreation facilities plus a well reputed primary school with secondary school at nearby South Hunsley in Melton. The village also boasts a railway station which can be found a short walk away and convenient access is available to the A63 leading into the Hull City Centre to the east, the Humber Bridge across to Lincolnshire and Humberside Airport and in an alternate direction, the national motorway network to the west.

## ACCOMMODATION

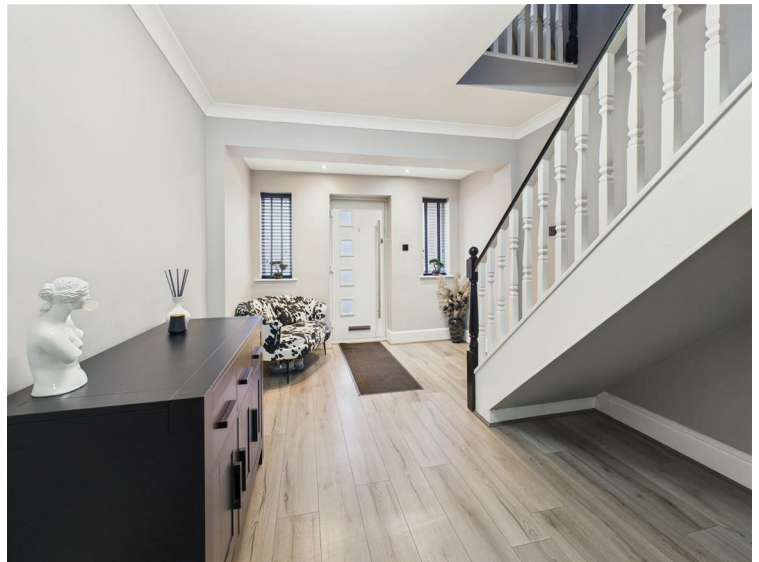
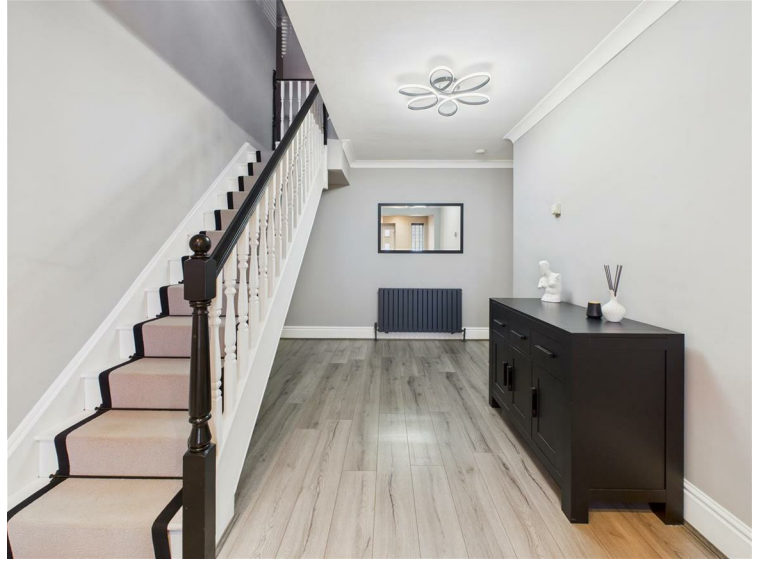
A covered storm porch with central entrance door gives access to:



## ENTRANCE RECEPTION

18'0" x 10'0" approx (5.49m x 3.05m approx)

A very spacious entrance with stairs to the first floor off.



## CLOAKS/W.C.

Contemporary suite with W.C. and wash hand basin with cabinet heated towel rail and tiled floor.



## LIVING ROOM

26'0" x 12'2" approx (7.92m x 3.71m approx)

A beautiful room situated to the rear of the house with three windows overlooking the garden plus double doors leading out, two Velux windows to the vaulted ceiling. A central chimney breast houses a solid fuel stove.



## DINING KITCHEN

23'7" x 13'7" approx (7.19m x 4.14m approx)

An outstanding kitchen and dining space with a range of sleek units, work surfaces and a stunning large island. There is an undercounter sink with mixer tap, range cooker and extractor hood, wine chiller and dishwasher. High sheen tiling to the floor. Bi fold doors to one end open out to the southerly facing balcony. External access door to the side elevation. This room is open plan with stairs leading down to the living room and the snug situated off.





## UTILITY ROOM

15'4" x 5'3" approx (4.67m x 1.60m approx)

Having a range of fitted units, sink and drainer, plumbing for automatic washing machine, space for further appliances, internal door through to the garage.

## SNUG

12'3" x 11'0" approx (3.73m x 3.35m approx)

With fitted shelving and media wall. Double doors lead to the living room. This room is open plan in style off the kitchen.



## LOUNGE

17'3" x 14'0" approx (5.26m x 4.27m approx)

Wall mounted TV point, double doors through to the living room.



## STUDY

14'0" x 7'3" approx (4.27m x 2.21m approx)

With fitted desk areas, cupboards and drawers. Two windows to the front elevation.



## FIRST FLOOR

### GALLERIED LANDING

16'7" x 9'9" approx (5.05m x 2.97m approx)

With two windows to the front elevation.

## BEDROOM 1

15'9" x 21'6" approx (4.80m x 6.55m approx)

A particularly spacious room with a series of three windows to the front elevation. Extensively fitted with wardrobes and drawers.



## EN-SUITE BATHROOM

A stylish en-suite with bath, separate shower area, wash hand basin and W.C. Tiles walls and floor.



## BEDROOM 2

12'0" x 11'1" approx (3.66m x 3.38m approx)

With window to rear elevation. Extensive fitted wardrobes and dressing table.

## EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C. and wash hand basin, tiled surround.



## BEDROOM 3

14'1" x 13'7" approx (4.29m x 4.14m approx)

With fitted wardrobes, two windows to the front elevation.



## BEDROOM 4

11'1" x 12'0" approx (3.38m x 3.66m approx)

Upto fitted wardrobes, window to rear elevation.

## SHOWER ROOM

With suite comprising twin wash hand basins, low level W.C. and "walk in" shower, airing cupboard to corner. Tiling to walls and floor.



## OUTSIDE

To the front an extensive forecourt provides parking for several vehicles. The foreshortened garage measures approximately 15'4" x 12'0" and has an automated up and over entrance door. It is currently used as a gym, the rear section has been converted into a utility room. The superb rear garden enjoys a southerly facing aspect with a a raised balcony and n extensive paved terrace directly to the rear of the house with lawned garden beyond. There is also a hot tub with gazebo, barbeque area, shed, and a garden chalet with power and light, ideal as an entertaining area/bar or indeed an outside office.



## CHALET



## REAR VIEW



## GARAGE



## 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

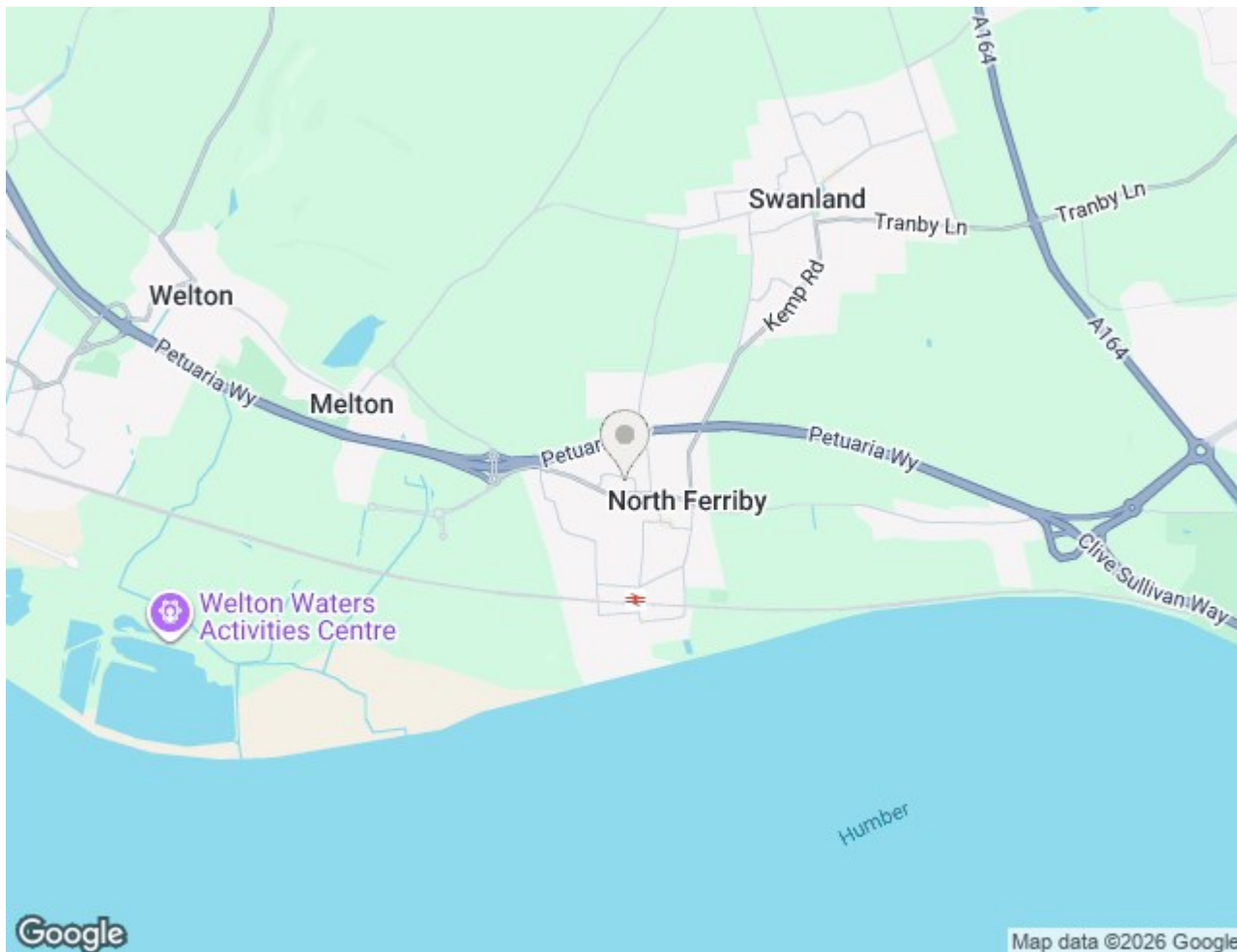
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

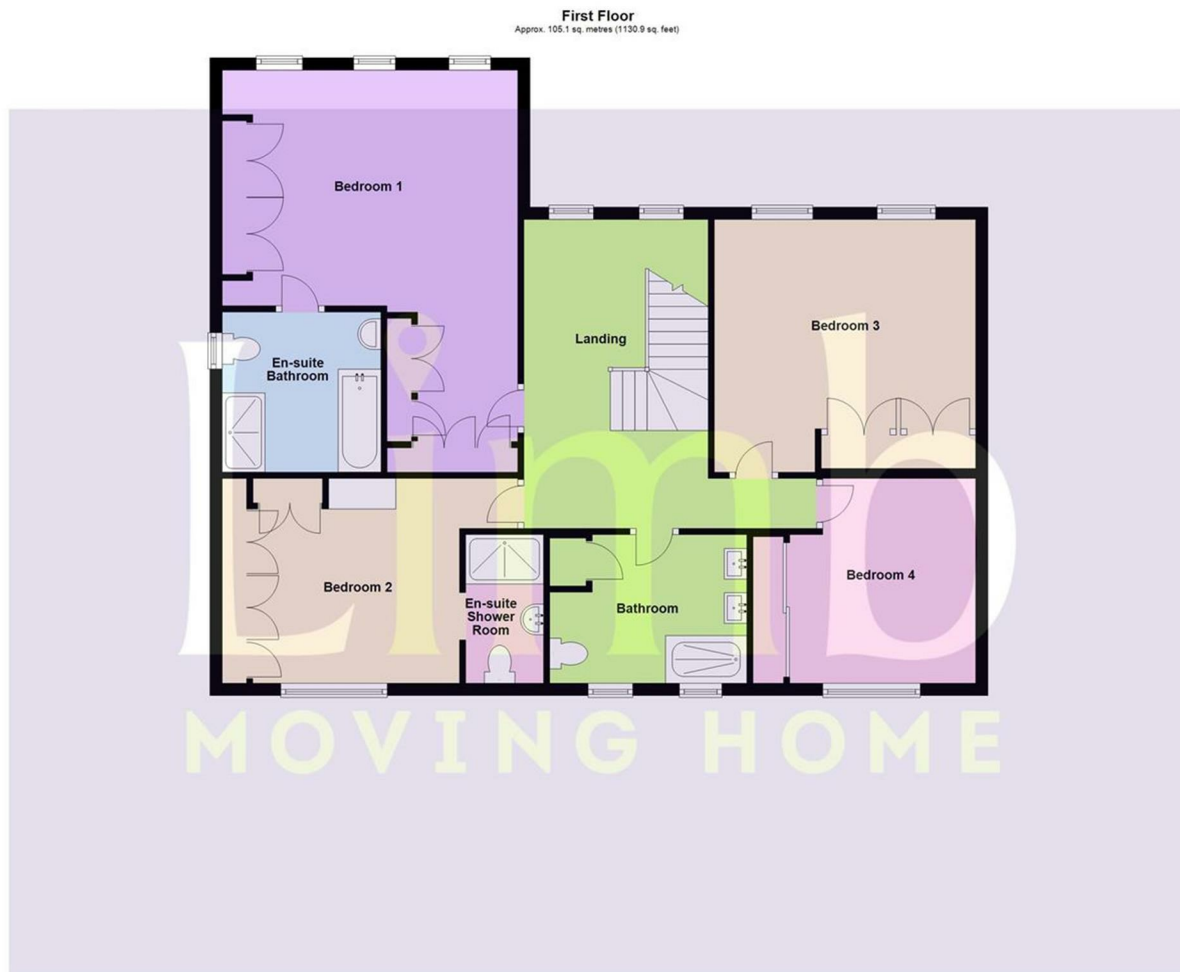
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>78</b>                                                                         |
| (55-68) <b>D</b>                            | <b>64</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 |  |