

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*16 The Pickerings, North Ferriby, East Yorkshire, HU14 3EJ*

- 📍 Impressive Detached
- 📍 Stunning Living Kitchen
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band G
- 📍 Three Reception Rooms
- 📍 Drive & Double Garage
- 📍 Lovely Rear Garden
- 📍 Freehold/EPC= C

**£559,950**

## INTRODUCTION

This outstanding detached house of much quality stands within a small and sought after cul-de-sac situated off Humber Road. This immaculately presented property has many features including well proportioned rooms, high ceilings, moulded coving, detailed architraving and much, much more. Viewing is essential to appreciate the layout and quality of accommodation on offer which also affords some river views to the front from first floor level. A particular feature is the superb fitted kitchen with open plan living area plus adjoining utility which has its own hob and extractor fitted. There is also a spacious formal lounge, separate dining room, study/reception room and cloaks/WC. At first floor a large landing provides access to four bedrooms and family bathroom. Bedroom 1 has a range of fitted furniture and a large ensuite shower room plus double doors opening out to a balcony. There is also an en-suite shower room to bedroom 2. The accommodation boasts gas fired central heating to radiators and uPVC double glazing.

A driveway extends to the front of the property providing parking for multiple vehicles and there is an integral double garage with automated door. To the rear is a lawned garden with low walled boundary and a large patio area with covered entertaining area to the rear.

## LOCATION

The Pickerings is an exclusive blockset cul-de-sac situated off Humber Road. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With stairs to the first floor off and understairs cupboard. Internal access door to the double garage.



## LOUNGE

18'10" x 13'0" approx (5.74m x 3.96m approx)

With feature tiled chimney breast housing an inset fire. Bay window to front elevation.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Window to side.



## STUDY/RECEPTION ROOM

13'1" x 11'8" approx (3.99m x 3.56m approx)  
Window to side elevation.



## LIVING KITCHEN

26'6" x 14'0" approx (8.08m x 4.27m approx)

Super space with double doors opening out to the rear patio. The kitchen has a range of contemporary fitted base and wall units with complementing worksurfaces and matching central island. There is a double oven, four ring gas hob with extractor above and a dishwasher. Windows to side. Recessed downlighters.



## KITCHEN AREA



## LIVING AREA



## UTILITY

18'11" x 5'6" approx (5.77m x 1.68m approx)  
With a range of fitted base and wall units, sink and drainer, 2 ring hob with extractor above, plumbing for washing machine and space for tumble dryer. External access door to rear.



## DINING ROOM

12'8" x 10'1" approx (3.86m x 3.07m approx)  
Double doors open out to the rear garden.



## FIRST FLOOR

### LANDING

With loft access hatch, cylinder cupboard and window to front elevation.



### BEDROOM 1

18'11" x 17'9" (maximum measurements) approx (5.77m x 5.41m (maximum measurements) approx)

Having a range of fitted furniture including wardrobes, drawers and dressing table. Double doors open out to the balcony to the rear.



## EN-SUITE SHOWER ROOM

7'8" x 6'7" approx (2.34m x 2.01m approx)

With large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls, recessed downlighters and window to side.



## BEDROOM 2

14'6" x 13'0" approx (4.42m x 3.96m approx)

With fitted furniture including wardrobes and drawers. Window to front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



### BEDROOM 3

12'7" x 8'6" approx (3.84m x 2.59m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 4

10'1" x 6'6" approx (3.07m x 1.98m approx)  
Window to rear.



## BATHROOM

9'2" x 6'6" approx (2.79m x 1.98m approx)

With suite comprising a jacuzzi bath, vanity units with wash hand basin and low flush W.C. Tiling to floor, recessed downlighters and window to side.



## OUTSIDE

A driveway extends to the front of the property providing parking for multiple vehicles and there is an integral double garage with automated door. To the rear is a lawned garden with low walled boundary and a large patio area with covered entertaining area to the rear and a brick built pizza oven.



## PATIO



## COVERED ENTERTAINING AREA



## REAR VIEW OF PROPERTY



## HEATING

The property has the benefit of gas central heating to radiators.

## DOUBLE GLAZING

The property 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 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*

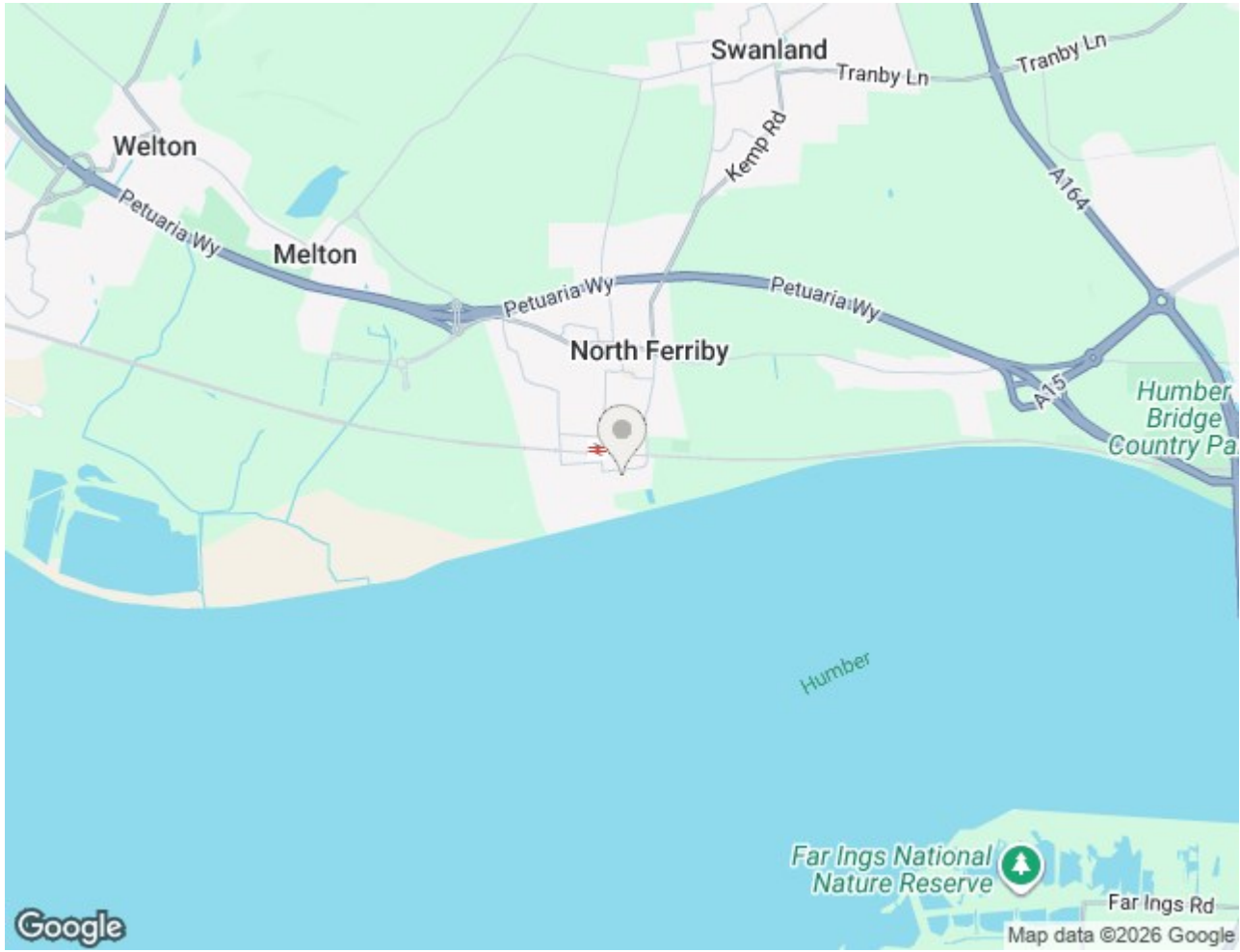
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

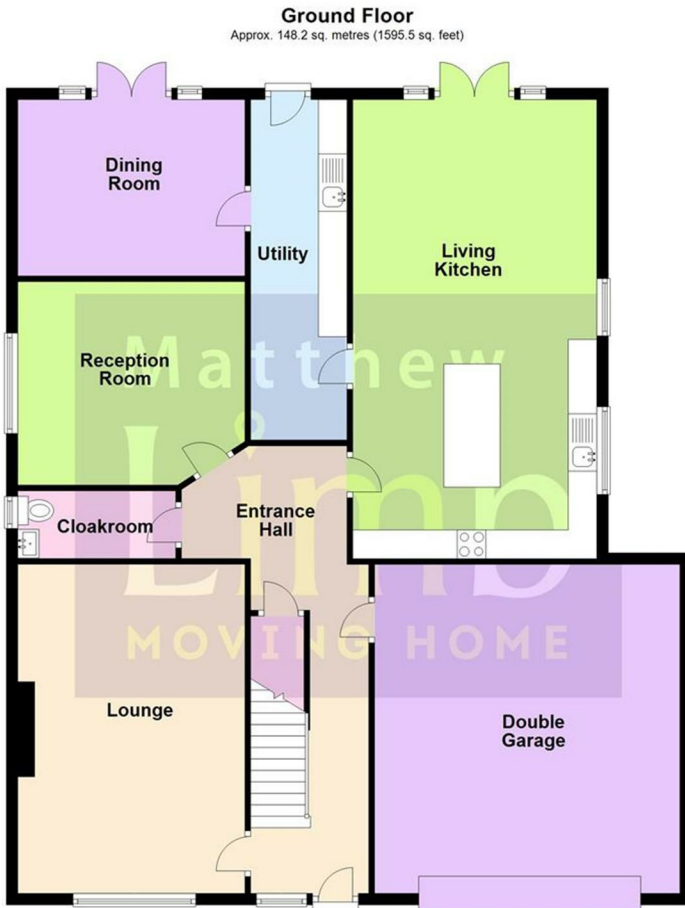
## *PHOTOGRAPH DISCLAIMER*

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. AI may have also been used to enhance photography.

## *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.





Total area: approx. 243.1 sq. metres (2616.3 sq. feet)

