

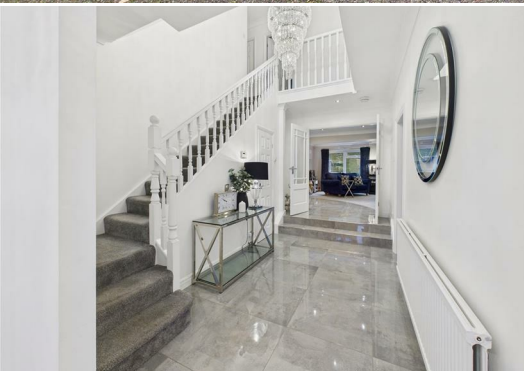
Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

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

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

**Limb**  
MOVING HOME



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

- 📍 Impressive Detached
- 📍 Stunning Kitchen
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = F

- 📍 Two Reception Rooms
- 📍 Additional Room/Office
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = C

**£610,000**

## INTRODUCTION

An impressive detached family home offering an extensive and beautifully appointed array of accommodation, stretching to over 2,100 sq. ft. This residence is thoughtfully designed for modern family living, boasting superb principal rooms and future flexibility.

The ground floor features a spacious entrance hallway laid with attractive porcelain tiled flooring. Double doors open through to a large living room overlooking the rear garden, with further double doors connecting seamlessly to the stunning kitchen. The kitchen is a defining feature, complete with a central island and excellent fittings, and is served by a utility room which also provides access to the integral store. The ground floor also provides a large, dedicated dining room and a practical cloaks/W.C. The first floor is accessed via a galleried style landing which leads to four good-sized bedrooms, including the main bedroom with fitted wardrobes and a dedicated en-suite shower room. The bedrooms are well-served by a separate family bathroom with a four-piece suite. A valuable additional room with eaves storage is present, ideal for use as a home office or study, offering clear potential for future extension (subject to planning) to create a fifth bedroom.

Outside, the property enjoys excellent parking on the driveway leading to the integral store. The large rear garden is private, featuring a lawn, attractive box hedging, and a patio area immediately adjoining the house.

## LOCATION

Aston Hall Drive holds a prime position within North Ferriby, located just off the High Street and affording residents easy access to the village centre's facilities. North Ferriby lies approximately 9 miles to the west of Hull and offers a good range of local shops including a doctor's 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 School. 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 Hull city centre to the east, the Humber Bridge or the national motorway network to the west.

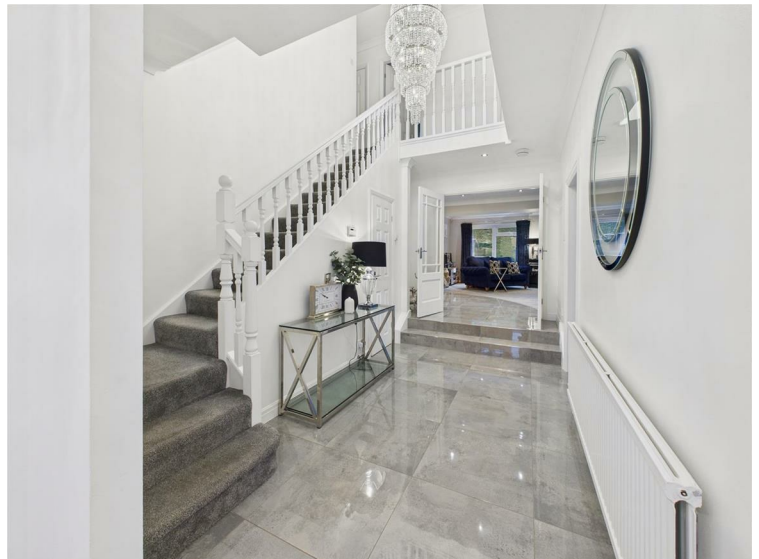
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

A grand entrance hallway with porcelain tiled floor and staircase leading up to the first floor with good sized storage cupboard under.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Porcelain tiled floor and window to front.

## DINING ROOM

Spacious versatile room with porcelain tiled floor and windows to the front and side elevation.



## LIVING ROOM

Spacious room with inset solid fuel stove with granite surround and hearth. Window and patio doors to rear.



## KITCHEN

Superb space with an extensive range of fitted units with quartz worktops and matching central island with breakfast bar seating. There is an inset sink unit with shower style mixer tap plus a further small sink with insinkerator boiling water tap. The kitchen is well equipped with an array of high quality appliances including two NEFF hide and slide ovens with warming drawers beneath, NEFF five ring induction hob with Bosch ceiling extractor above, Bosch fridge/freezer and two Bosch dishwashers. There is porcelain tiled floor with electric underfloor heating. Windows to side and rear elevations.





## UTILITY ROOM

With fitted units, granite worktops, sink and drainer, plumbing for a washing machine and space for dryer. Internal access door to store. External access door to side.



## FIRST FLOOR

### GALLERIED STYLE LANDING

With cylinder cupboard and further storage/airing cupboard.

### BEDROOM 1

With fitted wardrobes and window to rear.



## EN-SUITE SHOWER ROOM

Fully tiled with suite comprising a walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear.



## BEDROOM 2

With vanity sink and window to the front elevation.



## BEDROOM 3

Window to rear.



## BEDROOM 4

With vanity sink and window to the front elevation.

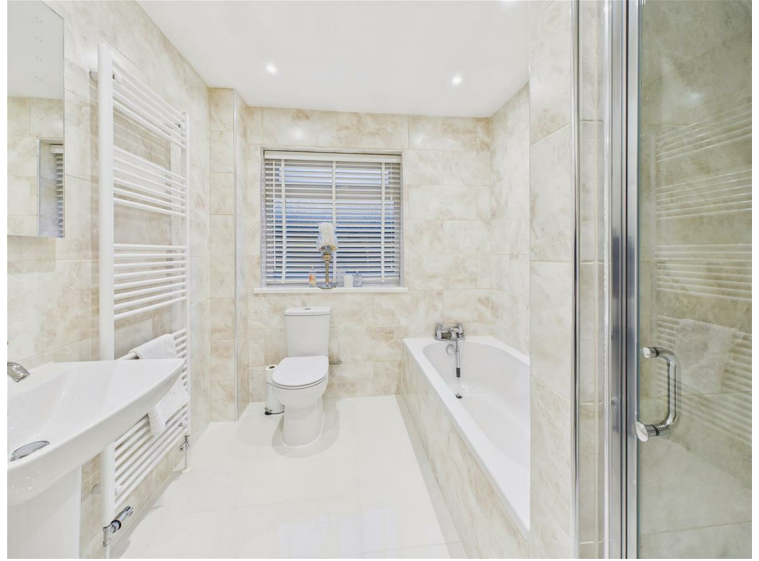


## OFFICE

This additional room offers great potential to extend over the garage to create a 5th bedroom (subject to appropriate planning permissions). Currently, it's ideal as a home office.

## *FAMILY BATHROOM*

With stylish suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

A lawned garden extends to the front and the driveway provides parking for multiple vehicles and leads up to the integral store. The large rear garden enjoys much privacy with high boundary hedging to the rear. The garden is lawned with attractive box hedging and a patio area to directly adjoining the rear of the house.



## REAR VIEW



## 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

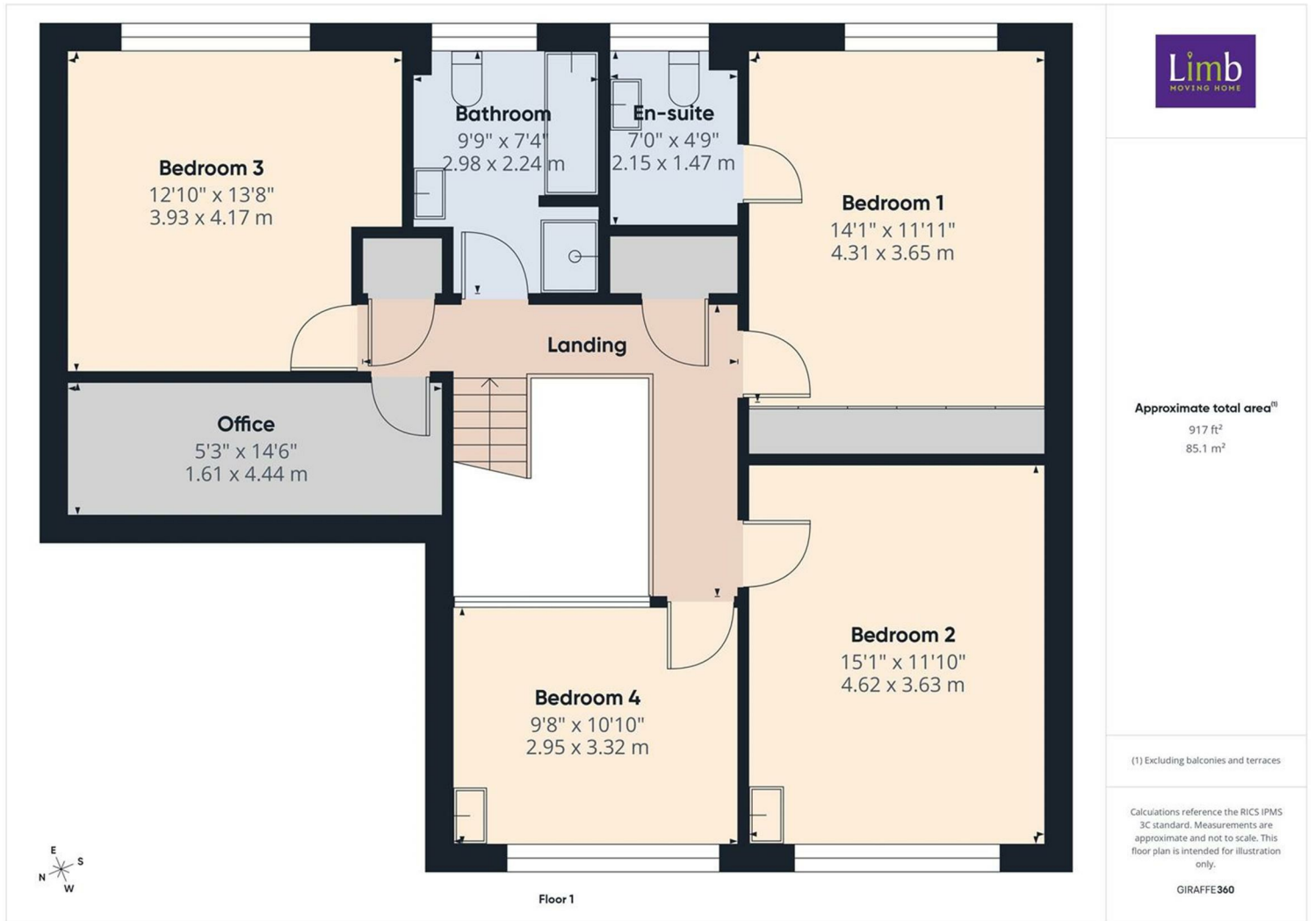
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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	69	77
(55-68) D		
(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	