

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*31 Nunburnholme Avenue, North Ferriby, East Yorkshire, HU14 3AW*

- 📍 Detached Bungalow
- 📍 Three Fitted Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = E
- 📍 Modern Fittings
- 📍 South Facing Conservatory
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

**£349,950**



## INTRODUCTION

This well-presented detached bungalow offers stylish and versatile accommodation, situated in a popular residential area within the highly sought-after village of North Ferriby. The property is thoughtfully designed for easy, single-level living. The layout features a welcoming entrance hall, a dedicated study or third bedroom, two additional bedrooms, an en-suite shower room, and a family bathroom. The comfortable lounge and a modern kitchen both provide access to the rear conservatory, which enjoys a desirable southerly aspect. Externally, the property is complemented by gardens to the front, side, and rear, providing a lovely outdoor space. A driveway offers convenient parking and leads to a detached garage.



## LOCATION

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.

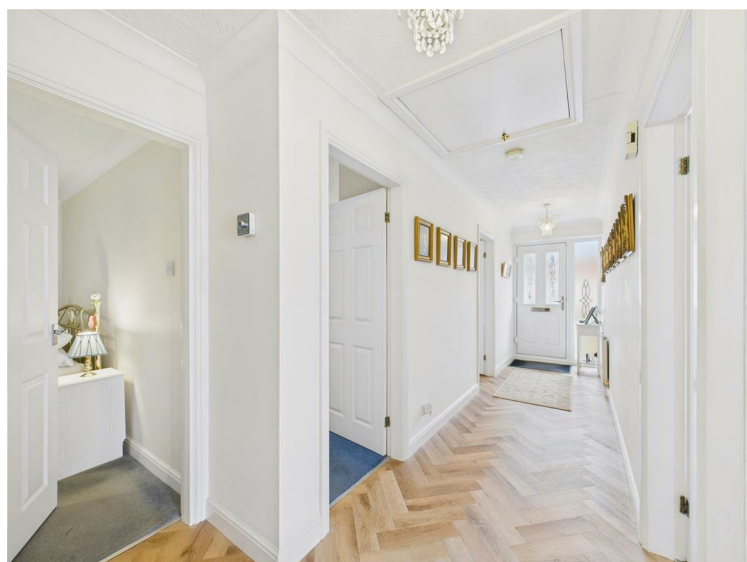
## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALL

With cylinder/airing cupboard.



## STUDY/BEDROOM 3

With fitted wardrobes and window to the front elevation.



## BEDROOM 2

With fitted furniture including wardrobes, drawers and dressing table. Window to side.



## BEDROOM 1

With fitted furniture including wardrobes and dressing table. Window to side.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## BATHROOM

With four piece suite comprising a spa bath, shower enclosure, fitted cabinet with wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.





## KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, Rangemaster cooker with filter hood above, dishwasher, fridge, freezer and plumbing for a washing machine. Window and door to the conservatory.



## LOUNGE

With feature fire surround housing a living flame gas fire. Windows to front and side elevations. Door through to the conservatory.



## CONSERVATORY

Accessed from both the lounge and kitchen, enjoying a southerly aspect with French doors leading out to the rear garden.





## OUTSIDE

The property is complemented by gardens to the front, side, and rear, providing a lovely outdoor space. A driveway offers convenient parking and leads to a detached garage.



## REAR VIEW



## *GARAGE & DRIVEWAY*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

## *AGENTS NOTE*

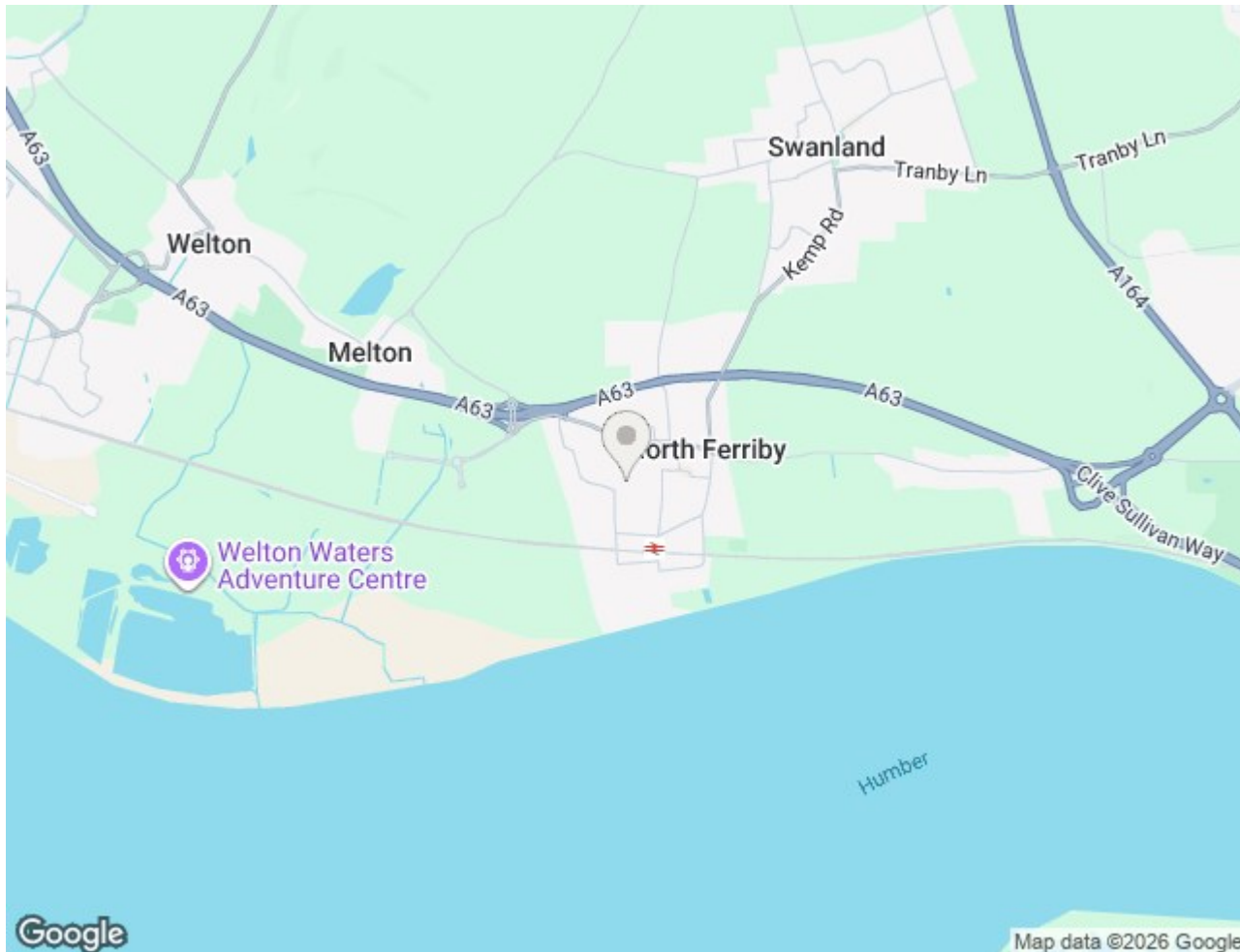
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## PHOTOGRAPH DISCLAIMER

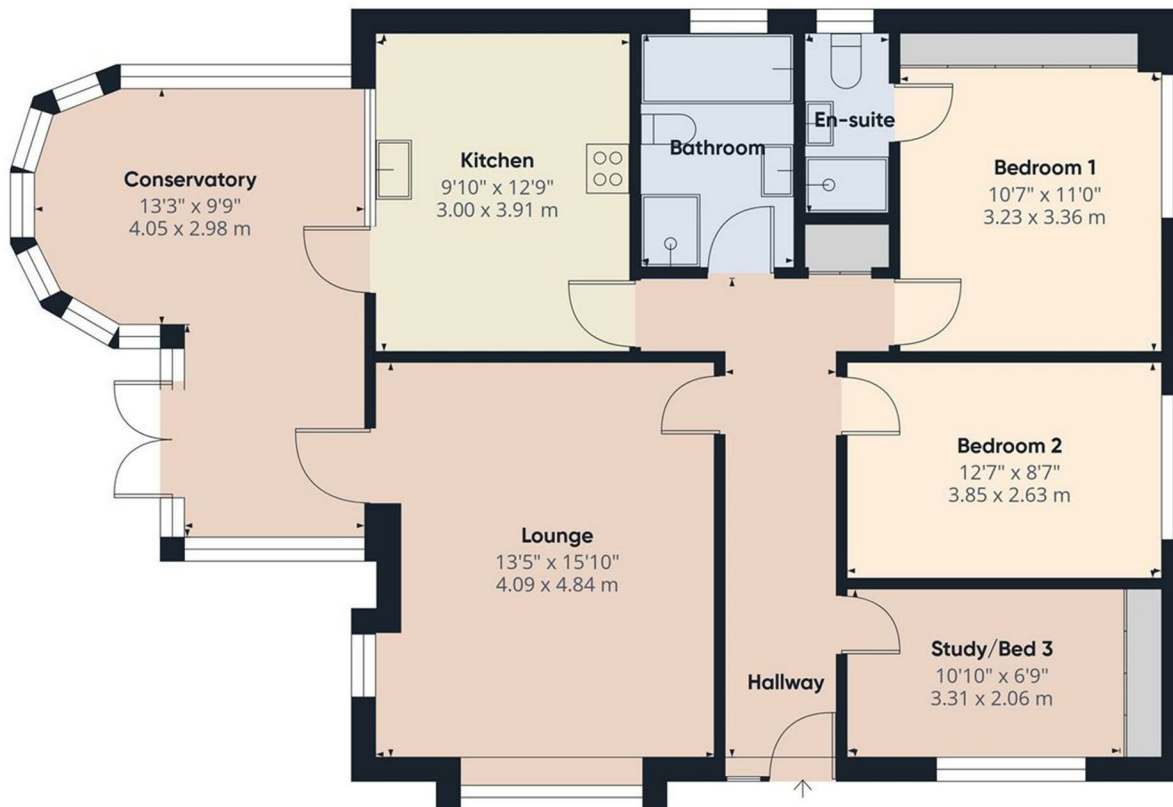
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

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.








Approximate total area<sup>(1)</sup>  
1067 ft<sup>2</sup>  
99.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(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 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) <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 2002/91/EC	