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Limb
MOVING HOME









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

- Period Semi Detached
- Elegantly Proportioned
- 5 Beds / 2 Baths
- Council Tax Band = F
- West Facing Garden
- 4 Receptions
- Independent Workspace
- Freehold/EPC = D

Offers Over £500,000

OFFERS INVITED BETWEEN £500,000 TO £525,000.

INTRODUCTION

This substantial five bedroomed period property stands in the sought after tree lined boulevard of Nunburnholme Avenue and enjoys a westerly facing rear aspect. This fine semi detached house has an independent building (approx. 460 sq.ft.) to the rear of the garage, formerly used as a doctor's surgery, and now affords the opportunity to become work space or annexed accommodation for an incoming purchaser and currently is separately rated for business use. Gas, water and electricity are laid on. The main accommodation provides elegantly proportioned accommodation over three storeys and is ideal for family occupation. The ground floor briefly comprises an entrance porch, lovely entrance reception, living room, sitting room, dining room, garden room, breakfast kitchen, utility and W.C. At first floor are a combination of four bedrooms served by a bathroom and shower room. A large fifth bedroom is located on the upper floor. The accommodation has the benefit of gas fired central heating to radiators and majority replacement uPVC framed double glazing.

Established gardens extend to both front and rear elevations which itself enjoys a westerly aspect being mainly lawned and bounded by mature borders. In all a fine home of great character in a highly desirable location.

LOCATION

Nunburnholme Avenue is a tree lined street in the centre of the village and can be accessed via Parkfield Avenue which links into New Walk. North Ferriby offers a good range of local shops and amenities plus a well reputed primary school as well as the nearby South Hunsley secondary school. Convenient access is available to the A63 leading into Hull City Centre to the east or the national motorway network to the west. North Ferriby also has a railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With tiled flooring, door to:

ENTRANCE RECEPTION

10'10" x 10'7" approx (3.30m x 3.23m approx)
An elegant hallway with stairs leading to the first floor off.



LIVING ROOM

18'6" x 14'0" approx (5.64m x 4.27m approx)
With bay window to the front elevation, moulded coving and ceiling rose. The focal point of the room is a feature fire surround with marble hearth and backplate housing a living flame gas fire.



SITTING ROOM

14'0" x 16'7" approx (4.27m x 5.05m approx)
Measurements into bay window to rear.

Moulded coving and picture rail. Brick edged fireplace housing a coal effect gas stove.



DINING ROOM

10'10" x 9'10" approx (3.30m x 3.00m approx)
A room of real character with a feature fireplace within a tiled chimney breast having a brass canopy above an open fire. There are leaded windows to either side of the chimney breast and a further window to the side elevation. Double doors open into the entrance reception.



REAR LOBBY

With door to decked patio area.

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BREAKFAST KITCHEN

19'3" x 11'10" approx (5.87m x 3.61m approx)
The heart of the house, the breakfast kitchen has ample space for a table and chairs and a chimney breast houses a gas fire with dresser unit to one alcove. The kitchen has a range of fitted "lined oak" base and wall mounted units with work surfaces, one and a half sink and drainer, double oven, four ring gas hob with hood above and there is plumbing for a dishwasher. Window and door leading out to rear decking.





SIDE LOBBY

With external access door to side drive.

UTILITY ROOM

With fitted sink and drainer, plumbing for an automatic washing machine, space for further appliances, gas fired Ideal central heating boiler.

W.C.

With low level W.C. and wash hand basin.

GARDEN ROOM

11'10" x 11'4" approx (3.61m x 3.45m approx)
Measurements plus bay window overlooking the rear garden. Double doors lead out, tiled floor.



FIRST FLOOR

LANDING

A beautiful landing with further staircase leading up to the first floor. There is also a very useful deep linen cupboard situated off.



BEDROOM 1

13'0" x 18'10" approx (3.96m x 5.74m approx)
Measurements into bay window to front elevation.

With fitted drawers, a range of fitted wardrobes and built in cupboard. Period fireplace to chimney breast.



BEDROOM 2

14'0" x 14'0" approx (4.27m x 4.27m approx)
With built in cupboard, fitted drawers and desk, window to rear elevation.



BEDROOM 3

11'0" x 10'10" approx (3.35m x 3.30m approx)
With fitted wardrobes and storage cupboards, window to side elevation.



BEDROOM 4

12'0" x 10'6" approx (3.66m x 3.20m approx)
Bay window to rear elevation, built in cupboard, period fireplace to chimney breast.



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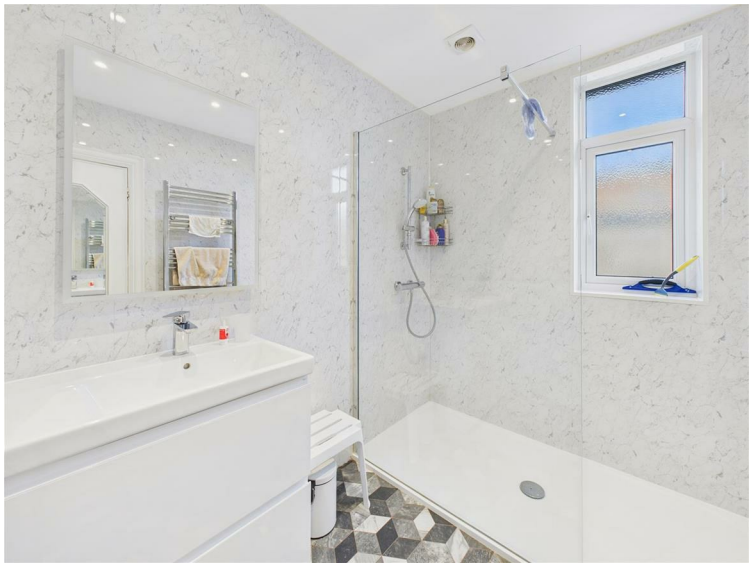
BATHROOM

With corner bath and wash hand basin.

SHOWER ROOM

With large shower cubicle, wash hand basin in cabinet.



W.C.

With low level W.C..

SECOND FLOOR

LANDING

BEDROOM 5

17'8" x 14'2" approx (5.38m x 4.32m approx)
With fitted wardrobes, shelved and desk area, window to rear elevation.

BOX ROOM

10'7" x 5'5" approx (3.23m x 1.65m approx)



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INDEPENDENT WORKSPACE

Formerly a doctor's surgery, this outbuilding extends to the rear of the garage and briefly comprises entrance, separated W.C, and the following rooms.

* Room 1 - 11'10" x 9'10" approx
* Room 2 - 13'3" x 12'0" approx
* Room 3 - 8'3" x 8'1" approx

Water, gas and electric are supplied into this building.

OUTSIDE

The property stands in a sought after location, on the western side of Parkfield Avenue, and is screened to the front by private hedging. A driveway provides parking adjacent to a lawned garden. The garage measures approximately 17'7" x 9'1". The beautiful westerly facing garden is mainly lawned bounded by shrubs and flora. There is a decked area directly outside the kitchen. The garden also features an ornamental pond and a summerhouse in situ to one corner.





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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

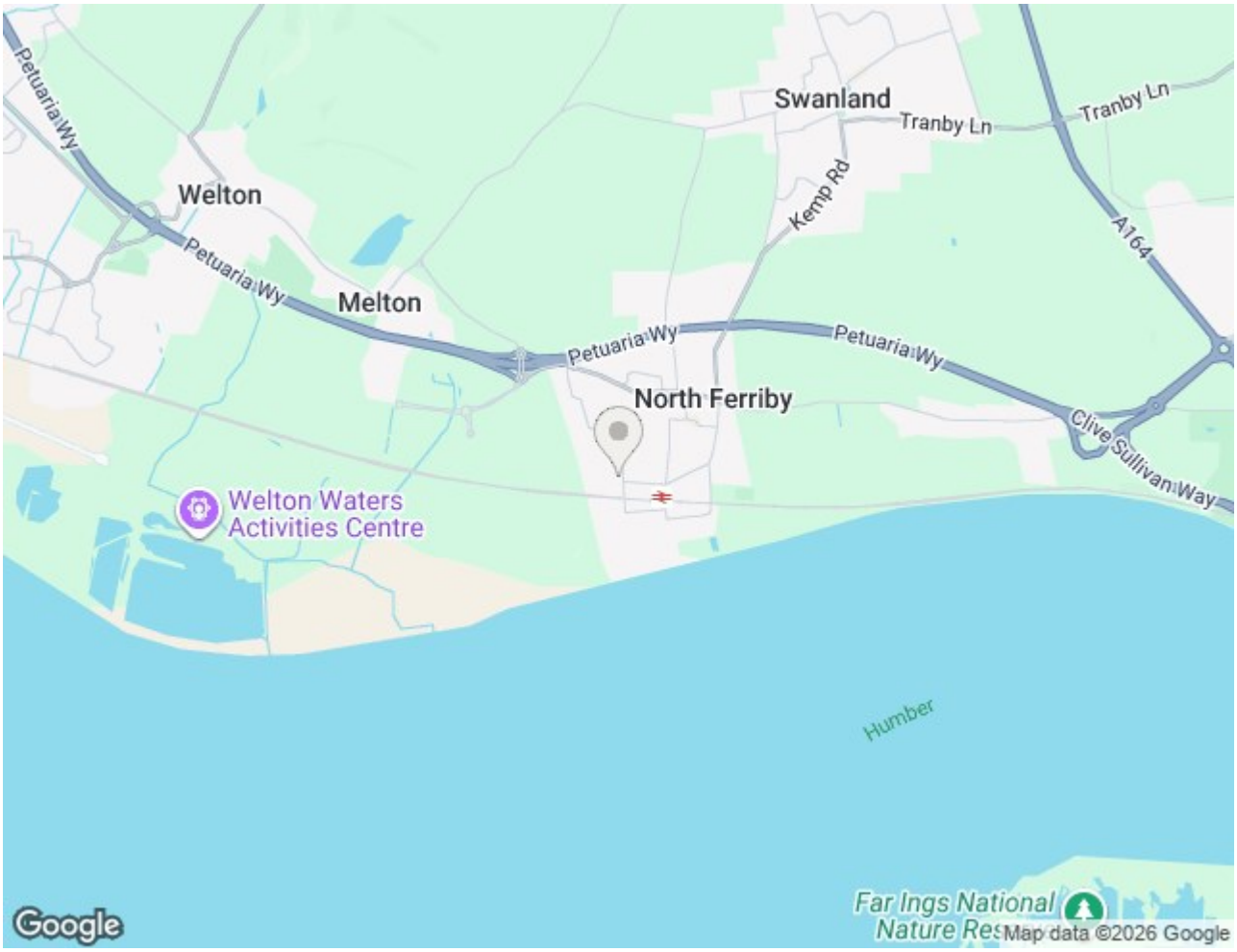
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.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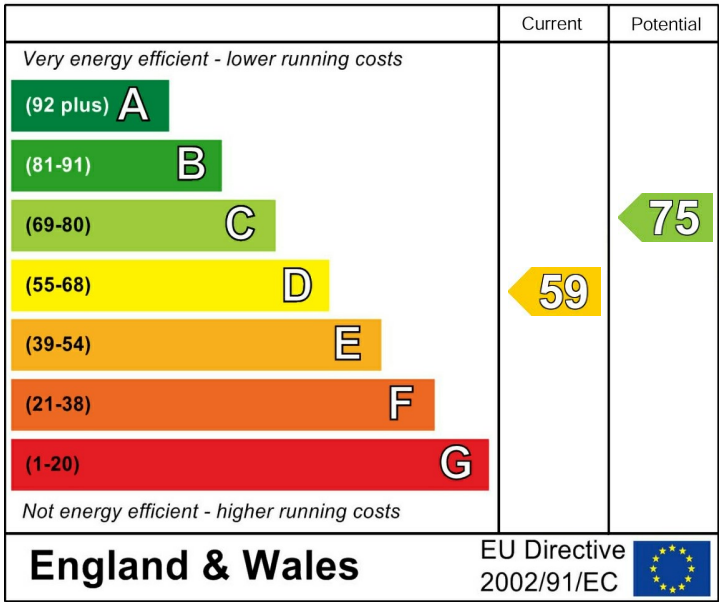
Total area: approx. 304.9 sq. metres (3281.4 sq. feet)
Nunburnholme Ave

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

