

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



1 Church Avenue, North Ferriby, East Yorkshire, HU14 3BY

- 📍 Superb Dormer Style Bungalow
- 📍 Fabulous Living Kitchen
- 📍 South Facing Garden & Patio
- 📍 Council Tax Band = C
- 📍 3 Double Bedrooms
- 📍 Bath & Shower Room
- 📍 Extensive Parking
- 📍 Freehold / EPC = C

Offers Over £399,950

INTRODUCTION

This superb dormer-style bungalow offers an exceptional blend of style and versatility, perfectly suited to a variety of lifestyles. The sense of space is immediate upon entering the generous hallway, where a staircase with a featured oak banister rises to the first floor. At the heart of the home lies a magnificent open-plan living kitchen; a bright and social hub featuring bi-folding doors that dissolve the boundary between the interior and the sun-drenched, south-facing patio.

The ground floor is thoughtfully designed with a comfortable lounge and a spacious double bedroom served by a stylish, contemporary shower room—offering the convenience of single-level living if required. A practical utility room completes the ground floor. Upstairs, two further double bedrooms and a well-appointed family bathroom provide ample space for guests or family. Externally, the property enjoys wrap-around gardens to the side and rear, with a private driveway providing excellent off-street parking. Internal viewing is strongly recommended to appreciate the quality and flexibility on offer.

LOCATION

Church Avenue is a cul-de-sac situated off Church Road, North Ferriby. 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.

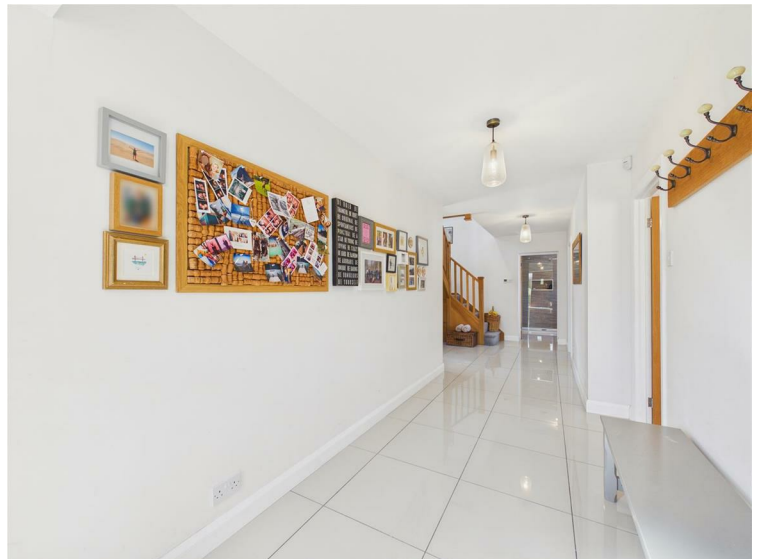
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase featuring an oak banister leading up to the first floor.
Tiling to the floor.



LOUNGE

With window to the front elevation.



BEDROOM

With fitted wardrobes and window to the side elevation.



SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush w.C. Tiling to walls and floor, heated towel rail, underfloor heating and window to side.



OPEN PLAN LIVING

Superb space with bi-folding doors leading out to the southerly facing patio and garden. Tiled floor throughout with underfloor heating.



KITCHEN AREA

Having a range of contemporary base and wall units with solid oak worktops incorporating a sink and drainer with shower style mixer tap, integrated appliances include two ovens, induction hob with extractor above and a dishwasher. There is housing for a fridge/freezer, breakfast bar and window to rear.



LIVING / DINING AREA

Window to side.



UTILITY

With fitted units, Belfast sink, plumbing for a washing machine, cupboard housing the water cylinder and external access door to side.



FIRST FLOOR

LANDING

BEDROOM 1

With eaves storage and window to the front elevation plus two Velux windows to the rear.



BEDROOM 2

With windows incorporating window seats with storage.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.
Tiling to walls and floor, window to front.



OUTSIDE

The property occupies a unique and interesting plot, designed to make the most of its favoured southerly orientation. Parking is provided by a substantial gravelled driveway situated to the side and rear of the bungalow. From here, a gated entrance leads through to the main gardens, which wrap around the side and front of the property. This expansive outdoor space is predominantly laid to lawn and features a large, south-facing patio area perfectly positioned to transition from the open-plan kitchen for outdoor seating. The garden also houses a detached garage. This layout ensures that the main garden areas and the front entrance are tucked away from the road, creating a pleasant and sunny outdoor environment that enjoys light throughout the day.



PATIO AREA



PARKING/DRIVEWAY



HEATING

The property has the benefit of underfloor heating to the ground floor and radiators to the first floor via an Airsource Heat Pump.

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 C. 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.

