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**Limb**  
MOVING HOME



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

- 📍 Impressive Detached
- 📍 Ideal Family Accommodation
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = F
- 📍 Lounge & Snug
- 📍 Westerly Rear Garden
- 📍 Extensive Drive & Double Garage
- 📍 Freehold / EPC = D

*Offers Over £500,000*

## INTRODUCTION

A fantastic executive detached home offering an extensive and highly versatile range of accommodation, approaching an impressive 2,000 sq. ft. This substantial property is perfectly equipped for modern family life, benefiting from a large plot and a desirable westerly-facing rear garden.

The ground floor layout is anchored by an impressive entrance hallway leading to multiple functional areas: a welcoming lounge featuring an electric stove, a dedicated office/snug for quiet work or relaxation, and a spacious kitchen with dining area. Practicality is enhanced by a separate utility room and a cloaks/W.C. The first floor hosts four well-proportioned double bedrooms, all thoughtfully appointed with fitted wardrobes, ensuring excellent storage. This level is served by both a main family bathroom and a private en-suite bathroom.

Externally, the property provides substantial off-street parking on the private driveway, alongside an attached double garage to the front. The rear garden is private, featuring a paved area immediately adjacent to the house, followed by a good-sized lawn with mature hedging to the border.

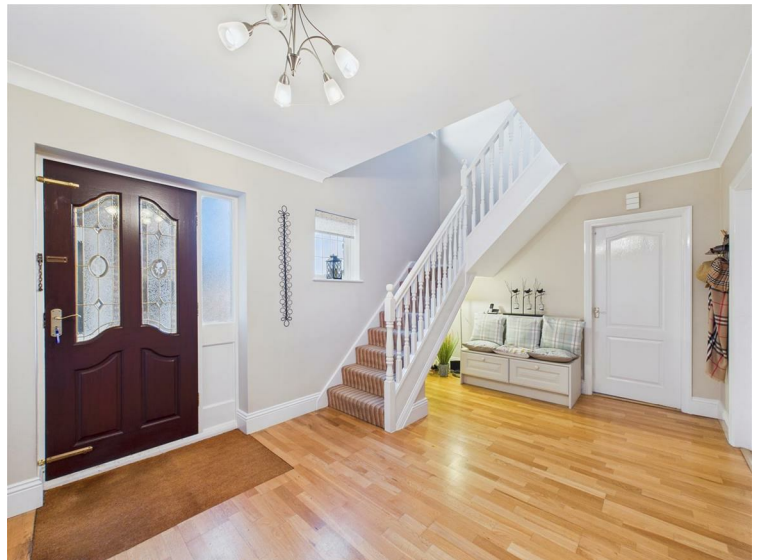
## LOCATION

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With storage cupboard to corner, stairs to first floor and window to front.



## LOUNGE

Electric stove atop stone hearth and mantle to centre, sliding doors to the rear patio and windows to the rear and side of the property.



## OFFICE/SNUG

Window to front.



## KITCHEN/DINING ROOM



## KITCHEN

Generously sized kitchen showcasing tiled flooring, fitted units and quartz worksurfaces throughout, featuring a range of integrated appliances including double oven, warming drawer, microwave and dishwasher. A clear focal point is the five-ring Rangemaster gas hob with tiled splashback and built-in extractor chimney above. There is a one-and-a-half sink & drainer beneath window to the side. On the other side of the room is an opening into the dining area, and French doors open out onto the rear patio.



## DINING AREA

Tiled flooring and window to rear.



## UTILITY

With fitted units and worksurfaces with a tiled surround, sink & drainer, plumbing for a washing machine and a window and door to the side of the property.



## W.C.

Comprising low-flush W.C., wash-hand basin to corner and window to front.



## FIRST FLOOR

### LANDING

Window to the front elevation and access to two large storage cupboards.

### BEDROOM 1

With a window to rear elevation and a range of fitted drawers, dressers and wardrobes.



## EN-SUITE BATHROOM

Comprising a wash-hand basin atop fitted vanity unit beneath window to front, low-flush W.C., bath and shower enclosure to corner. Tiled surround throughout.



## BEDROOM 2

With windows to side and rear elevations, fitted drawers and wardrobes.



## BEDROOM 3

With fitted wardrobes and window to the rear elevation.



## BEDROOM 4

Fitted wardrobes and window to the front elevation.



## BATHROOM

Well-sized family bathroom with tiled surrounds throughout, comprising a wash-hand basin atop fitted vanity unit beneath window to the front elevation, low-flush W.C., bath and shower enclosure to corner.



## OUTSIDE

There is a paved area to the immediate rear of the property, followed by a good-sized lawn with mature hedging to border. The private driveway to the front of the property is large enough to provide comfortable off-street parking for a number of vehicles, alongside the double garage adjoined to the front of the property.



## 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.

## HEATING

The property benefits from gas central heating.

## GLAZING

The property benefits from double glazing.

## 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.

## 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

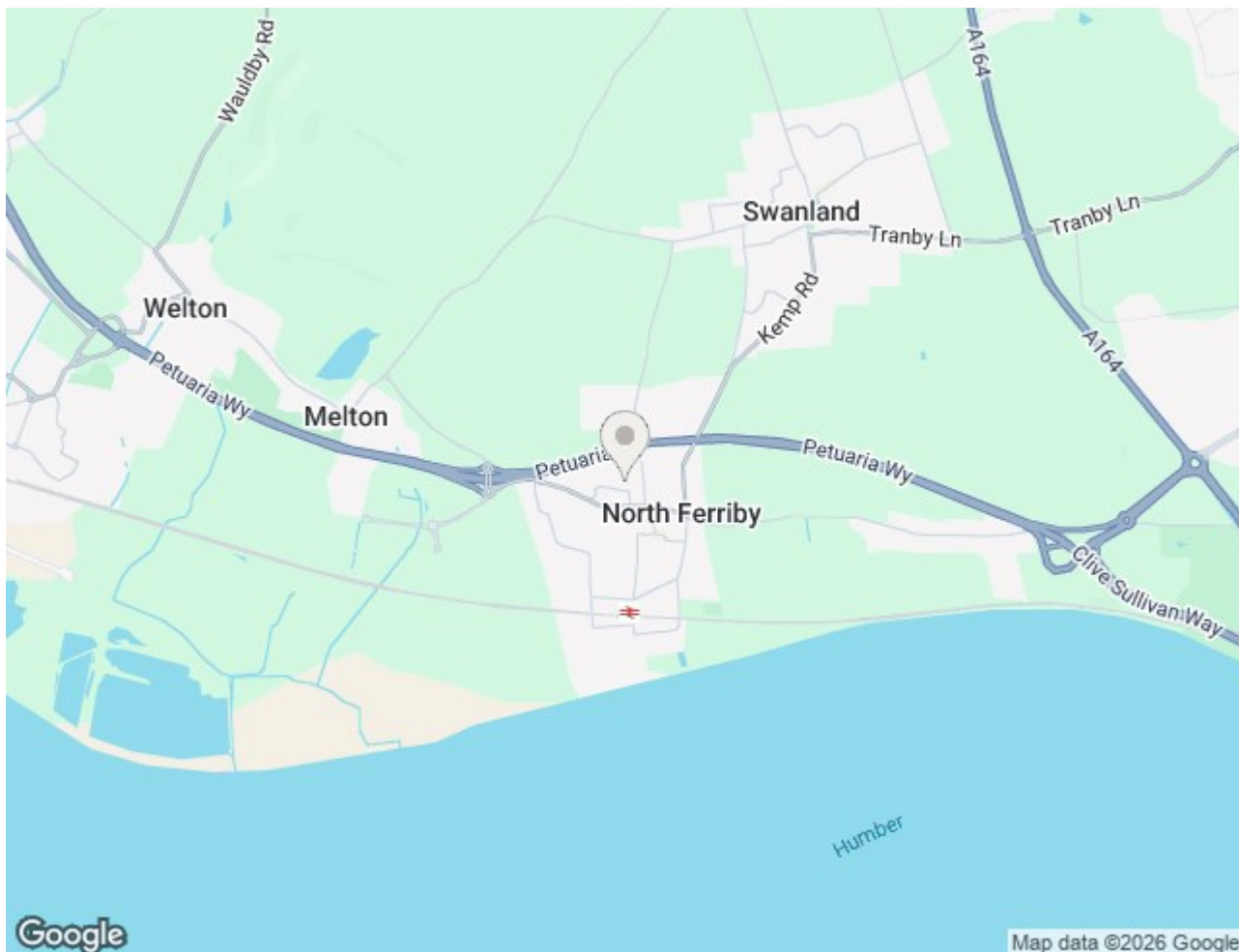
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VIEWING

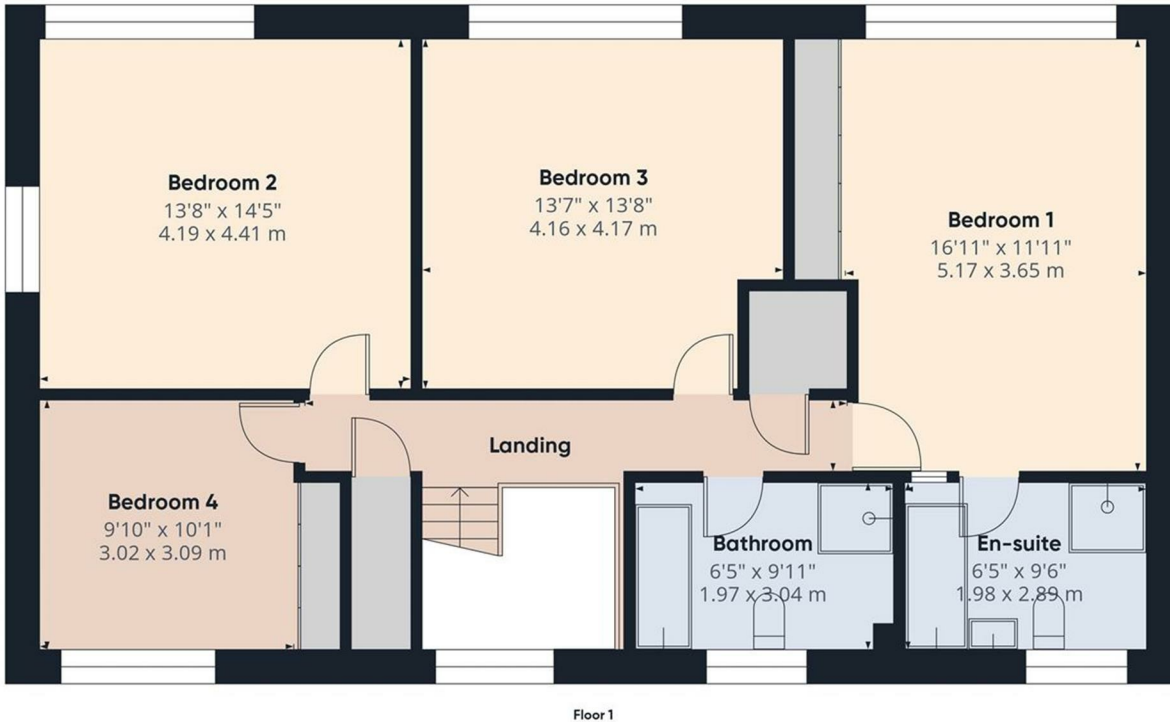
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## 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.







Approximate total area<sup>(1)</sup>  
942 ft<sup>2</sup>  
87.6 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.

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