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**Limb**  
MOVING HOME



*35 Highfield Way, North Ferriby, East Yorkshire, HU14 3BG*

- 📍 Deceptively Spacious
- 📍 Detached Bungalow
- 📍 Three Good Sized Bedrooms
- 📍 Council Tax Band = E
- 📍 Bathroom & En-Suite
- 📍 Driveway & Double Garage
- 📍 Delightful Gardens
- 📍 Freehold / EPC = D

**£425,000**

## INTRODUCTION

Occupying an enviable position within a quiet cul-de-sac is this immaculately presented detached bungalow. Enjoying a corner plot with excellent parking facilities to the front and a lovely rear garden, the property offers great appeal and viewing is strongly recommended. The accommodation boasts gas central heating, uPVC double glazing and briefly comprises a spacious entrance hallway, lounge with feature fireplace and bay window, dining/sitting room with adjoining conservatory which enjoys views of the rear garden, a well fitted kitchen with integrated appliances, two double bedrooms both with fitted furniture and one with an en-suite shower room plus there is a third bedroom and a family bathroom with connecting door to bedroom one.

A particular feature of this property are the delightful and well established surround gardens which afford a good degree of privacy and seclusion. The property has an extensive block paved driveway leading to a detached double garage.

## LOCATION

The property is located in a cul-de-sac position along Highfield Way, close to the centre of this highly regarded village. 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

Residential entrance door to:

### ENTRANCE HALLWAY

With loft access hatch with pull down ladder leading to a part boarded loft ideal for storage.



## LOUNGE

20'1" x 12'9" approx (6.12m x 3.89m approx)  
With feature marble effect fireplace with marble insert and coal effect living flame gas fire. Bay window to front elevation with additional feature stained glass window to the side.



## DINING/SITTING ROOM

14'7" x 8'4" approx (4.45m x 2.54m approx)  
With double doors leading to the rear conservatory.



## CONSERVATORY

10'4" x 10'0" approx (3.15m x 3.05m approx)  
Of uPVC construction with double doors leading out to the rear garden.



## BREAKFAST KITCHEN

14'7" x 9'0" approx (4.45m x 2.74m approx)  
Having a comprehensive range of fitted base and wall units by Rational incorporating a range of built-in appliances comprising an electric double oven/grill, four ring electric hob with filter hood above, space for fridge and freezer, sink with mixer tap, plumbing for a dishwasher or washing machine, Corian worksurfaces, tiled splashbacks, Amtico flooring, window to rear and external access door leading to the outside patio area.





## BEDROOM 1

13'6" x 9'0" approx (4.11m x 2.74m approx)

Measurements up to fitted furniture. The extensive range of furniture includes wardrobes, dressing table and drawers and bedside cabinets. Window to front elevation, connecting door to the bathroom.



## BEDROOM 2

13'2" x 11'0" approx (4.01m x 3.35m approx)  
With wardrobes and window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C., mirrored cabinet fully tiled wall, heated towel rail, inset spot lights and window to side.



## BEDROOM 3

12'9" x 7'0" approx (3.89m x 2.13m approx)  
With built in wardrobe and window to side.

## BATHROOM

With three piece suite comprising a bath with shower attachment, shower screen, vanity basin and low flush W.C., fitted storage cupboards and shelving, fully tiled walls, shaver socket, inset spot lights, heated towel rail, built in cylinder/airing cupboard, window to side. With doors leading to both bedroom 1 and the hallway.



## OUTSIDE

To the front of the property, there is an extensive forecourt and driveway providing ample off-street parking and access to a detached double garage. There is a plumbing for an automatic washing machine in the garage. The surrounding gardens are a particular feature of the bungalow with a variety of established and well stocked borders incorporating rockery area, feature pond and block paved pathways. The rear garden is laid mainly to lawn with a variety of established shrubs along with hedged and fenced boundaries which provide a degree of privacy and seclusion. There is a decked area, summerhouse and a greenhouse.





## 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 E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## 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.





