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Matthew  
**Limb**  
MOVING HOME



*16 The Pickerings, North Ferriby, East Yorkshire, HU14 3EJ*

- 📍 Impressive Detached
- 📍 Stunning Living Kitchen
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band G
- 📍 Three Reception Rooms
- 📍 Drive & Double Garage
- 📍 Lovely Rear Garden
- 📍 Freehold/EPC= C

**£625,000**

## INTRODUCTION

This outstanding detached house of much quality stands within a small and sought after cul-de-sac situated off Humber Road. This immaculately presented property has many features including well proportioned rooms, high ceilings, moulded coving, detailed architraving and much, much more. Viewing is essential to appreciate the layout and quality of accommodation on offer which also affords some river views to the front from first floor level. A particular feature is the superb fitted kitchen with open plan living area plus adjoining utility which has its own hob and extractor fitted. There is also a spacious formal lounge, separate dining room, study/reception room and cloaks/WC. At first floor a large landing provides access to four bedrooms and family bathroom. Bedroom 1 has a range of fitted furniture and a large ensuite shower room plus double doors opening out to a balcony. There is also an en-suite shower room to bedroom 2. The accommodation boasts gas fired central heating to radiators and uPVC double glazing.

A driveway extends to the front of the property providing parking for multiple vehicles and there is an integral double garage with automated door. To the rear is a lawned garden with low walled boundary and a large patio area with covered entertaining area to the rear.

## LOCATION

The Pickerings is an exclusive blockset cul-de-sac which comprises a small number of quality detached houses and bungalows situated off Humber Road. The highly desirable village of North Ferriby is located along the banks of the River Humber and lies approximately seven miles to the West of Hull. Immediate access is available to the A63/M62 motorway network. The village also has its own railway station and a good range of local shops, general amenities and a well reputed primary school. A variety of local walks are available particularly around the River Humber foreshore area.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to the first floor off and understairs cupboard. Internal access door to the double garage.





## LOUNGE

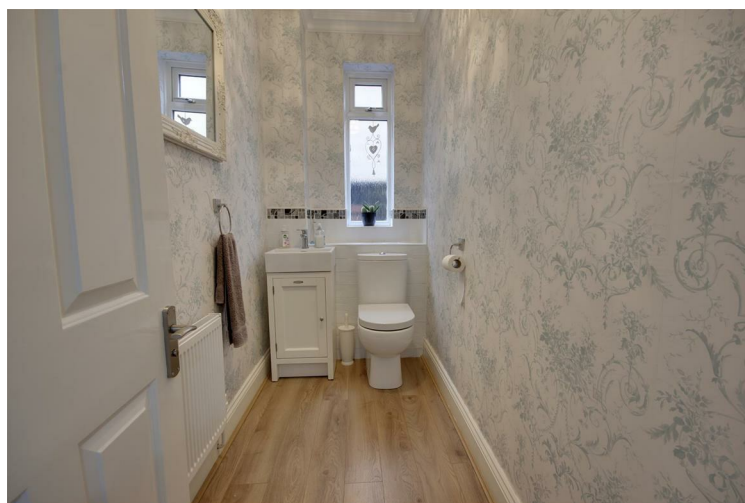
18'10" x 13'0" approx (5.74m x 3.96m approx)

With feature tiled chimney breast housing an inset fire. Bay window to front elevation.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Window to side.



### STUDY/RECEPTION ROOM

13'1" x 11'8" approx (3.99m x 3.56m approx)  
Window to side elevation.

### LIVING KITCHEN

26'6" x 14'0" approx (8.08m x 4.27m approx)  
Super space with double doors opening out to the rear patio. The kitchen has a range of contemporary fitted base and wall units with complementing worksurfaces and matching central island. There is a double oven, four ring gas hob with extractor above and a dishwasher. Windows to side. Recessed downlighters.



## KITCHEN AREA



## LIVING AREA



## UTILITY

18'11" x 5'6" approx (5.77m x 1.68m approx)

With a range of fitted base and wall units, sink and drainer, 2 ring hob with extractor above, plumbing for washing machine and space for tumble dryer. External access door to rear.





## *DINING ROOM*

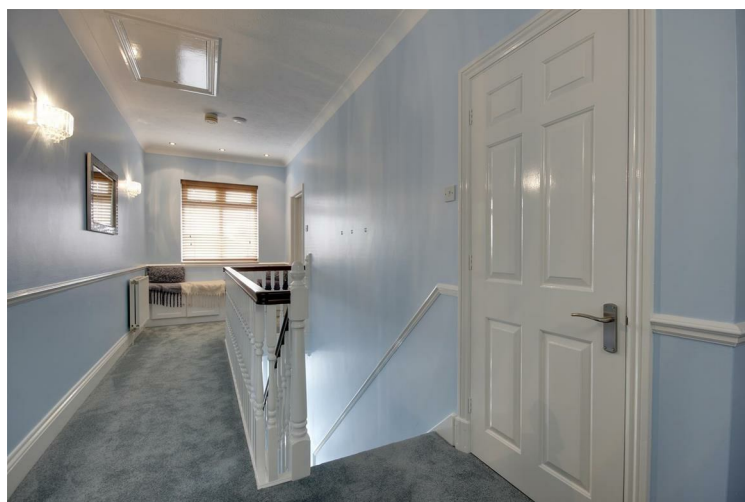
12'8" x 10'1" approx (3.86m x 3.07m approx)  
Double doors open out to the rear garden.



## *FIRST FLOOR*

### *LANDING*

With loft access hatch, cylinder cupboard and window to front elevation.



### *BEDROOM 1*

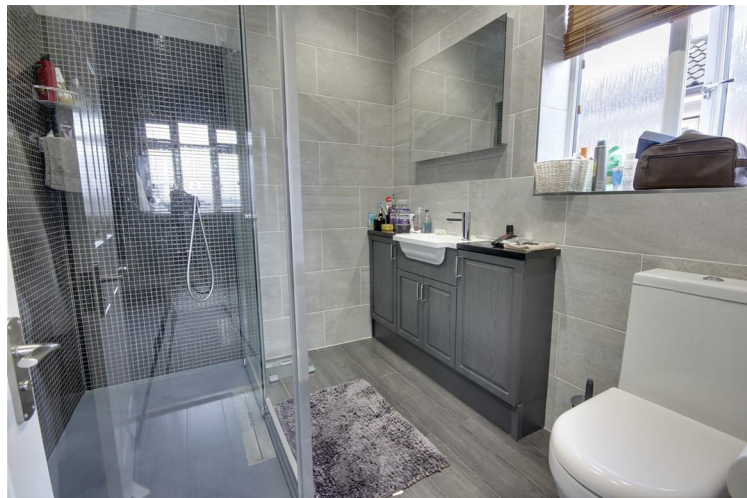
18'11" x 17'9" (maximum measurements) approx (5.77m x 5.41m (maximum measurements) approx)  
Having a range of fitted furniture including wardrobes, drawers and dressing table. Double doors open out to the balcony to the rear.



### EN-SUITE SHOWER ROOM

7'8" x 6'7" approx (2.34m x 2.01m approx)

With large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls, recessed downlighters and window to side.



### BEDROOM 2

14'6" x 13'0" approx (4.42m x 3.96m approx)

With fitted furniture including wardrobes and drawers. Window to front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



### BEDROOM 3

12'7" x 8'6" approx (3.84m x 2.59m approx)  
With fitted wardrobes and window to rear.



### BEDROOM 4

10'1" x 6'6" approx (3.07m x 1.98m approx)  
Window to rear.

### BATHROOM

9'2" x 6'6" approx (2.79m x 1.98m approx)  
With suite comprising a jacuzzi bath, vanity units with wash hand basin and low flush W.C. Tiling to floor, recessed downlighters and window to side.





## OUTSIDE

A driveway extends to the front of the property providing parking for multiple vehicles and there is an integral double garage with automated door. To the rear is a lawned garden with low walled boundary and a large patio area with covered entertaining area to the rear and a brick built pizza oven.



## PATIO



### *COVERED ENTERTAINING AREA*



### *REAR VIEW OF PROPERTY*



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

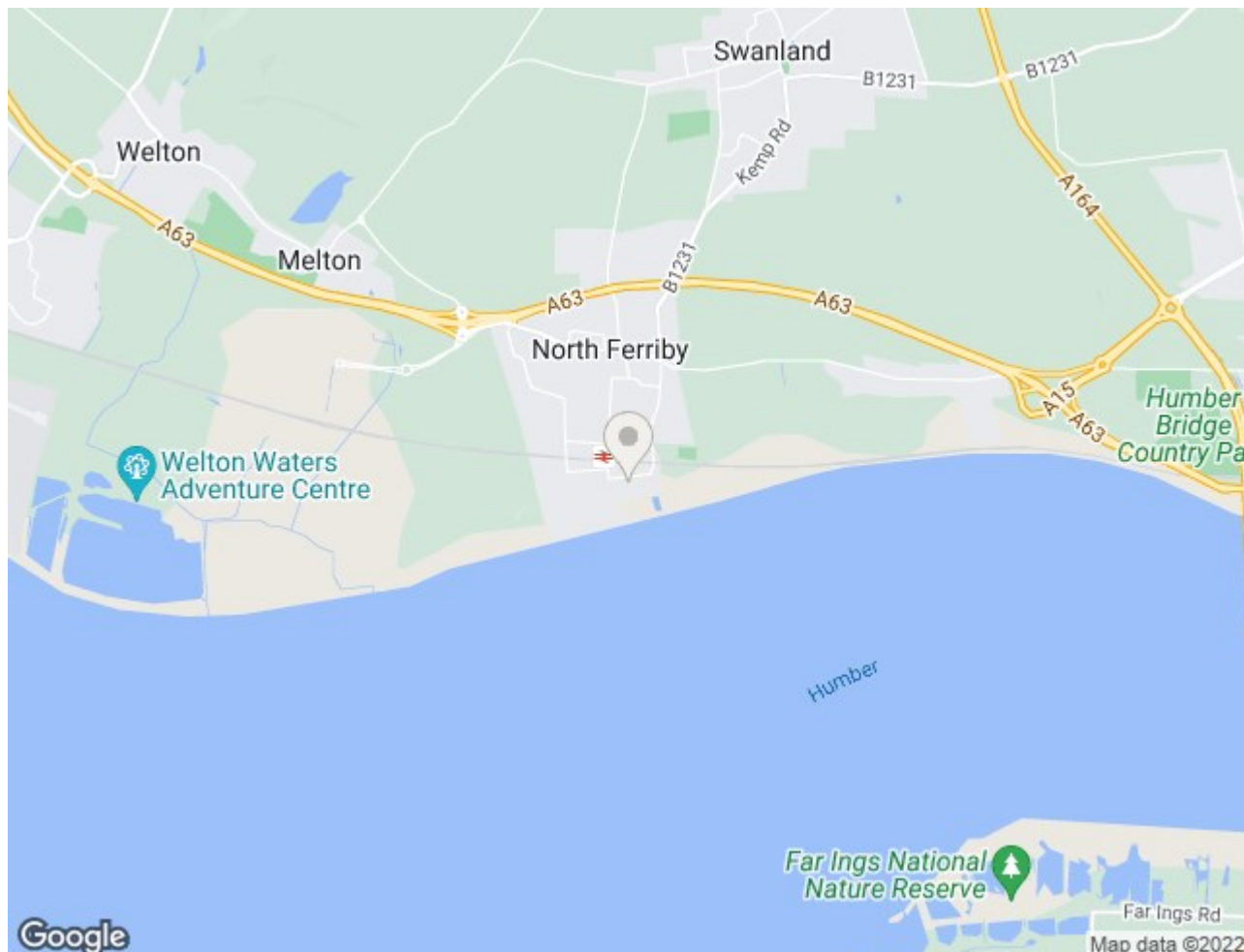
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





### Ground Floor

Approx. 148.2 sq. metres (1595.5 sq. feet)




### First Floor

Approx. 94.8 sq. metres (1020.8 sq. feet)



Total area: approx. 243.1 sq. metres (2616.3 sq. feet)

### 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>	<b>73</b>	<b>78</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	