



*48 Riverview Avenue, North Ferriby, East Yorkshire, HU14 3DT*

Semi-Detached House

Immaculately Presented

Three Bedrooms

Council Tax Band = C

Stunning Living Kitchen

Good Sized Rear Garden

Lovely Position

Freehold / EPC =

**£339,950**

## INTRODUCTION

Occupying a lovely position within this much sought after village is this impressive bay-fronted semi detached house. The property offers tastefully presented family accommodation and a particular feature is the stunning dining kitchen with bi-fold doors leading out to the rear garden. Arranged over two floors, the accommodation is depicted on the attached floorplan and briefly comprises a welcoming entrance hallway, a spacious lounge with woodburning stove and a stunning open-plan living kitchen with central island and dining area. There is a useful utility room with cloaks/wc. At first floor level, there are three family bedrooms and a stylish bathroom with contemporary suite and shower facility. The accommodation boasts gas-fired central heating and replacement uPVC double glazing. There is a block paved driveway providing excellent off-street parking and a good sized enclosed rear garden with patio and attractive deck with pergola. All in all, one not to be missed!

## LOCATION

The property is situated along Riverview Avenue and enjoys a very pleasant outlook to the front. 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 staircase leading to the first floor and oak flooring.

## LOUNGE

16'3" into bay x 11'9" approx (4.95m into bay x 3.58m approx)  
With feature revealed brick chimney breast with tiled hearth and woodburning stove, oak flooring and bay window to the front elevation. Arch through to the open plan living kitchen.



## OPEN PLAN LIVING KITCHEN

24'7" x 10'4" approx (7.49m x 3.15m approx)  
Having a range of gloss fronted fitted floor and wall units to one wall incorporating twin single electric ovens, integrated fridge and freezer plus central island with silestone worksurfaces incorporating a five ring gas hob with feature filter hood above, inset sink unit with mixer and instant boiling water tap, integrated dishwasher and breakfast bar, space for table and chairs, inset spot lights, oak flooring and bi-folding doors leading out to the rear patio.



## KITCHEN AREA



## DINING AREA

## CINEMA ROOM

16'3" x 8'4" approx (4.95m x 2.54m approx)  
With vaulted ceiling and Velux window.



## UTILITY ROOM

With fitted floor and wall units with inset sink and mixer tap, laminate worksurfaces, tiled splashbacks, plumbing for a washing machine, inset spot lights, oak flooring window and external access door to the garden.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Wall mounted gas fired Worcester boiler, extractor fan and window to rear.

## FIRST FLOOR

### LANDING

With loft access hatch and window to the side.

### BEDROOM 1

13'3" x 11'0" approx (4.04m x 3.35m approx)

With newly fitted wardrobes and window to the rear elevation.



## BEDROOM 2

13'6" into bay x 10'2" approx (4.11m into bay x 3.10m approx)  
 Bay window to the front elevation.



## BEDROOM 3

8'1" x 7'11" approx (2.46m x 2.41m approx)  
 Window to front elevation.



## BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, feature wash hand basin and low flush W.C. Part tiled walls, tiled floor, extractor fan, inset spot lights, heated towel rail and window to the rear.



## OUTSIDE

At the front of the property there is an ornamental wall with pillared entrance and block paved driveway providing excellent off street parking. The rear garden is mainly laid to lawn with a large patio area plus a lovely deck and pergola to the rear.





*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 C. 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

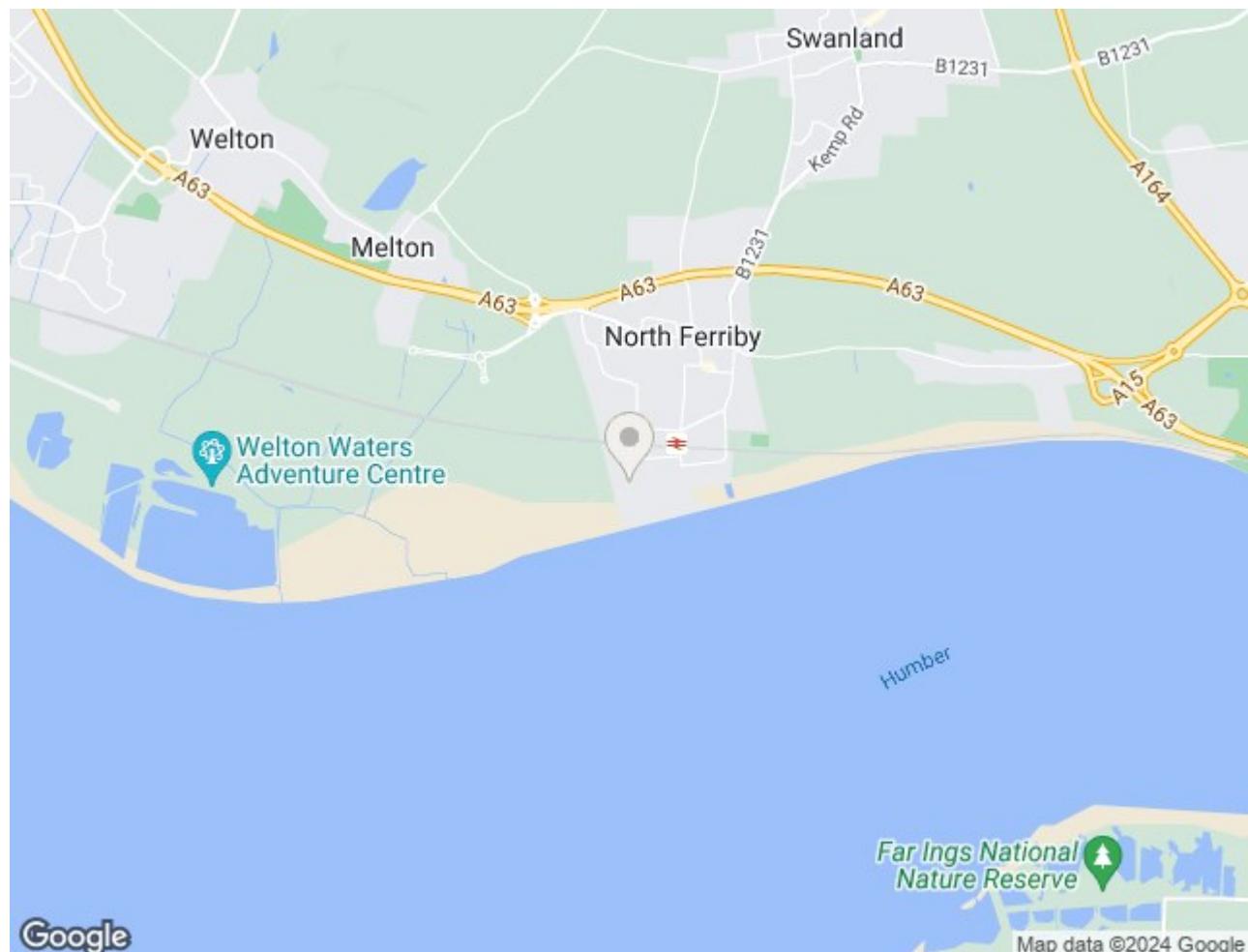
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

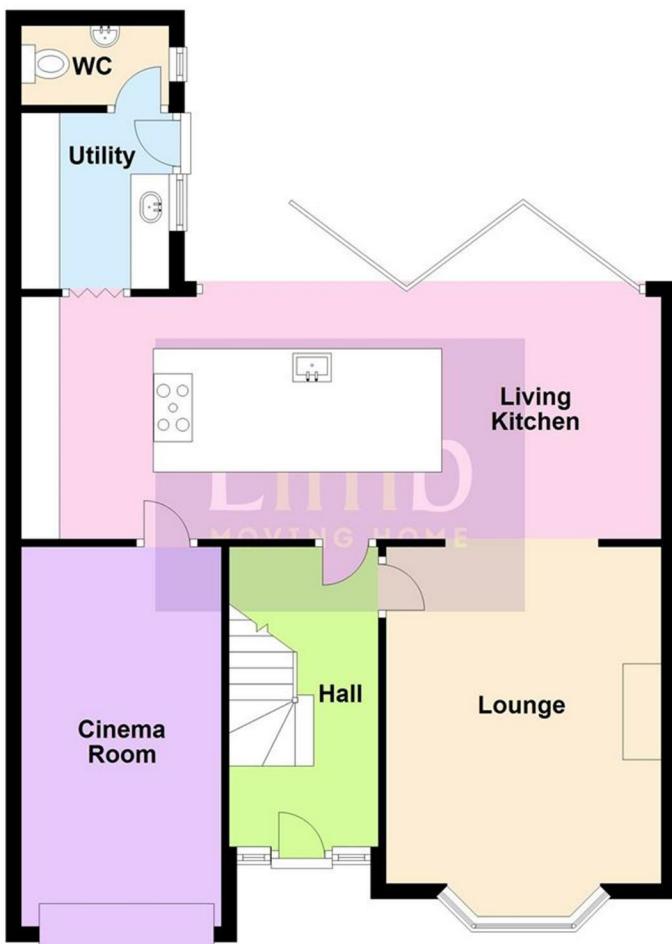
## VALUATION SERVICE

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. 764.7 sq. feet



**First Floor**

Approx. 466.6 sq. feet



Total area: approx. 1231.3 sq. feet

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	