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**Limb**  
MOVING HOME



*17 Parkfield Avenue, North Ferriby, East Yorkshire, HU14 3AL*

- 📍 Extended Semi-Detached
- 📍 Open Plan Living
- 📍 Luxurious Bedroom Suite
- 📍 Council Tax Band = E
- 📍 Two Reception Rooms
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£485,000**

### INTRODUCTION

Situated along the much desired, leafy street scene of Parkfield Avenue, this superb bay-fronted semi-detached family home holds a prime position within the sought-after village of North Ferriby. The current extended accommodation already offers a fantastic, spacious layout, but the property holds the significant added benefit of planning permission for a future loft extension, offering exceptional potential for growth.

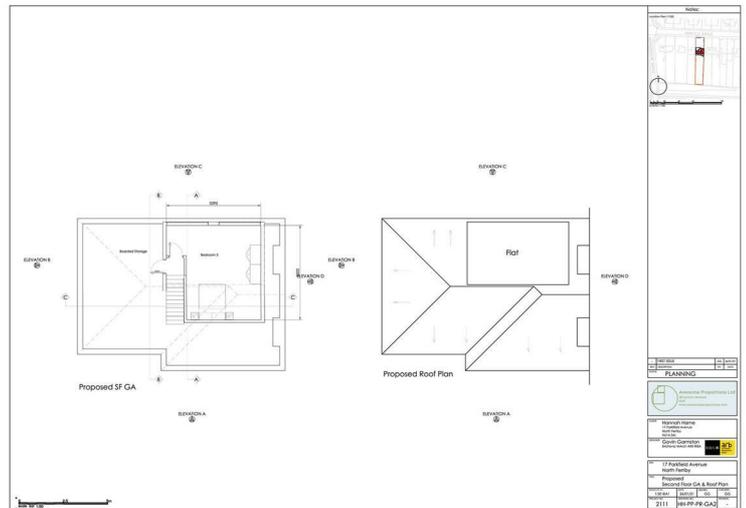
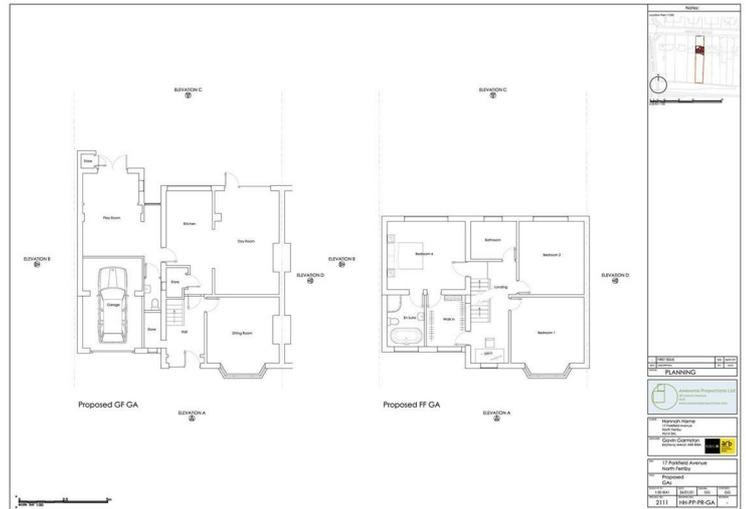
The ground floor is designed for modern family flow. The spacious and welcoming entrance hall, featuring a cloakroom nook, leads into a traditional lounge with a bay window. The true heart of the home is the open-plan living kitchen, which flows directly off the hallway. This area boasts a stylish kitchen with solid oak worktops and a large dining/living area with access to the rear garden. A versatile further reception room off the kitchen provides a play/study area, a utility space, and a cloaks/W.C.

The first floor provides substantial sleeping quarters with four bedrooms. This includes a fabulous main bedroom suite complete with a luxurious en-suite shower room/dressing room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the front features a lawned garden and a gravelled driveway providing excellent parking and access to the integral garage. The rear garden is an exceptional feature, enjoying a desirable southerly aspect with an extensive lawn, mature shrubs and trees, and a gravelled patio area with a pergola—perfect for outdoor entertaining.

### PLANNING PERMISSION

A significant benefit of this property is the existing planning permission (Ref: 21/00365/PLF). While the two-storey side extension has been completed, the approval also includes a loft conversion with a rear dormer window. As the planning consent has been implemented, this element of the permission will not expire, offering a buyer the immediate opportunity to further extend the living accommodation without the need for a fresh application.



## LOCATION

North Ferriby is one of the region's most exclusive and highly regarded villages, perfectly situated for a balance of idyllic living and excellent connectivity. Known for its picturesque setting and strong community feel, the village offers a superb lifestyle just a short distance from the A63/M62 corridor.

The village centre provides a comprehensive range of amenities, including local shops, a highly-rated pub, a social club, and essential services. The area is highly popular with families due to its strong educational reputation, offering access to well-regarded primary schooling, with secondary options available nearby.

For commuters, the village is exceptionally well-placed. It offers immediate access to the A63 leading directly into Hull City Centre, while the nearby North Ferriby train station provides convenient rail links. Its location near the Humber Bridge provides quick access to Lincolnshire and the wider motorway network.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALL

Spacious and welcoming with convenient cloakroom nook for coats and shoes. This space flows directly into the open plan living kitchen.



## LOUNGE

Featuring a fire surround with cast insert, marble hearth and tiled surround. Bay window to the front elevation.



## OPEN PLAN LIVING KITCHEN



## KITCHEN AREA

Flowing straight off the hallway with pantry cupboard at its entrance. The kitchen has a range of shaker style base and wall units with solid oak worktops incorporating a one and a half bowl sink and drainer with mixer tap, range style cooker, dishwasher and fridge/freezer. There is a breakfast bar peninsular, inset spot lights and window to rear. The room is open plan through to the living/dining Area.



## LIVING / DINING AREA

With chimney breast housing an electric stove with oak mantle.  
Window and door to rear.



## *PLAY ROOM/OFFICE*

With window and double doors to rear and internal access door to the garage.



## *UTILITY AREA*

With built in cupboard housing a sink unit plus there is plumbing for a washing machine and space for dryer. Window and doors to rear.

## *CLOAKS/W.C.*

With low flush W.C. and wash hand basin.



## *FIRST FLOOR*

### *LANDING*

With loft access hatch.

## BEDROOM 1

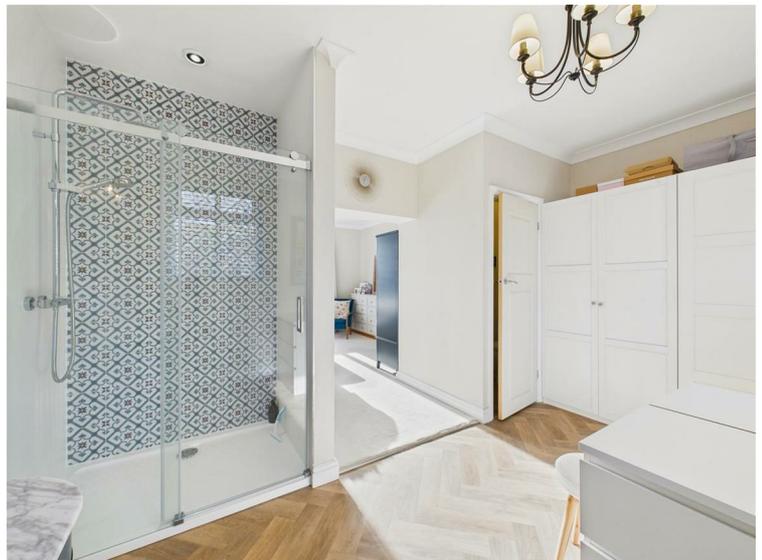
Window to rear.



## EN-SUITE SHOWER/DRESSING ROOM

With suite comprising a shower enclosure and vanity unit with wash hand basin. There is space for wardrobes and drawers. Windows to the front elevation.





*W.C.*

With low flush W.C.

## BEDROOM 2

Fitted wardrobes, bay window to front.



## BEDROOM 3

Fitted wardrobes, window to rear.



## BEDROOM 4

Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, heated towel rail and window to rear.



## OUTSIDE

Externally, the front features a lawned garden and a gravelled driveway providing excellent parking and access to the integral garage. The rear garden is an exceptional feature, enjoying a desirable southerly aspect with an extensive lawn, mature shrubs and trees, and a gravelled patio area with a pergola—perfect for outdoor entertaining.



## 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

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.

## 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.

