



Nunburnholme Avenue, North Ferriby, East Riding of Yorkshire, HU14 3AW

FINE & COUNTRY

CHARM AND CHARACTER IN ABUNDANCE IN THIS PERIOD FAMILY HOME LOCATED IN A BEAUTIFUL TREE LINED ROAD IN THE POPULAR VILLAGE OF NORTH FERRIBY



Welcome to Numburholme Avenue, North Ferriby!

A delightful and versatile 5/6 bedroom period home with a large office above the garage, perfect for guests.

Part 1: The superb open-plan living dining kitchen with bi-folding doors leads onto the westerly-facing private and secluded garden. This luxury kitchen includes all modern conveniences, and the large utility room provides a second front access to the driveway, offering off-street parking for six cars. Located on a beautiful tree-lined road, the home features a large lounge, dining room, downstairs toilet, and an attractive and spacious hallway.

Part 2 (Agent's Perspective): Welcome to Nunburnholme Avenue, where elegance seamlessly meets modernity. This remarkable 5/6 bedroom period home exudes charm and versatility, making it an absolute gem of a property. As you step into the residence, a warm and inviting ambiance greets you, instantly making you feel at home. The large office above the garage offers endless possibilities for use, whether accommodating guests or creating your perfect private workspace.

Prepare to be amazed by the stunning open-plan living dining kitchen, designed to perfection with bi-folding doors that create a seamless connection to the picturesque west-facing private garden. This space is the heart of the home, ideal for everyday family living and hosting gatherings with friends. The luxury kitchen, complete with top-of-the-line amenities, caters to even the most discerning chefs, ensuring delightful culinary experiences.





A thoughtful touch is the large utility room, providing an additional entrance to the front of the property. It is not only practical but also aesthetically pleasing, maintaining the property's elegant facade. The generous driveway offers ample off-street parking for up to six cars, a rare and valuable feature in this sought-after location.

Speaking of location, this property resides on a beautiful tree-lined road, adding to its overall charm. The surrounding area offers a perfect blend of tranquillity and convenience, with nearby amenities and essential services.

Part 3 (Client's Perspective): Living here has been an absolute joy! We've transformed this property into the perfect family haven that seamlessly combines classic period features with all the modern comforts we desire. Our favourite spot is undoubtedly the living area, where we effortlessly entertain guests and enjoy the seamless connection to our tranquil and private garden. It feels like the outdoors are always invited in, creating a harmonious blend of nature and comfort.

This house is more than just a structure; it's a warm and inviting home where we've made lasting memories with loved ones. The large office above the garage has been a lifesaver, offering us flexibility in its use, and the open-plan kitchen has witnessed countless laughter-filled gatherings.



Not to mention the location; it's a dream come true. The tree-lined road adds to the picturesque setting and gives us a sense of belonging to a close-knit community. The convenience of off-street parking is truly a bonus, especially when we have guests over.

In summary, our home in Nunburnholme Avenue has been a perfect blend of classic elegance and contemporary comfort. We have everything we need and more, making this a place we are proud to call home, and one that we would wholeheartedly recommend to anyone seeking their own slice of paradise.

**Tenure**  
The property is freehold.

**Council Tax**  
Council Tax is payable to the East Riding Of Yorkshire council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

**Fixtures & Fittings**  
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer**  
\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Viewings**  
Strictly by appointment with the sole agents.

**Site Plan Disclaimer**  
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

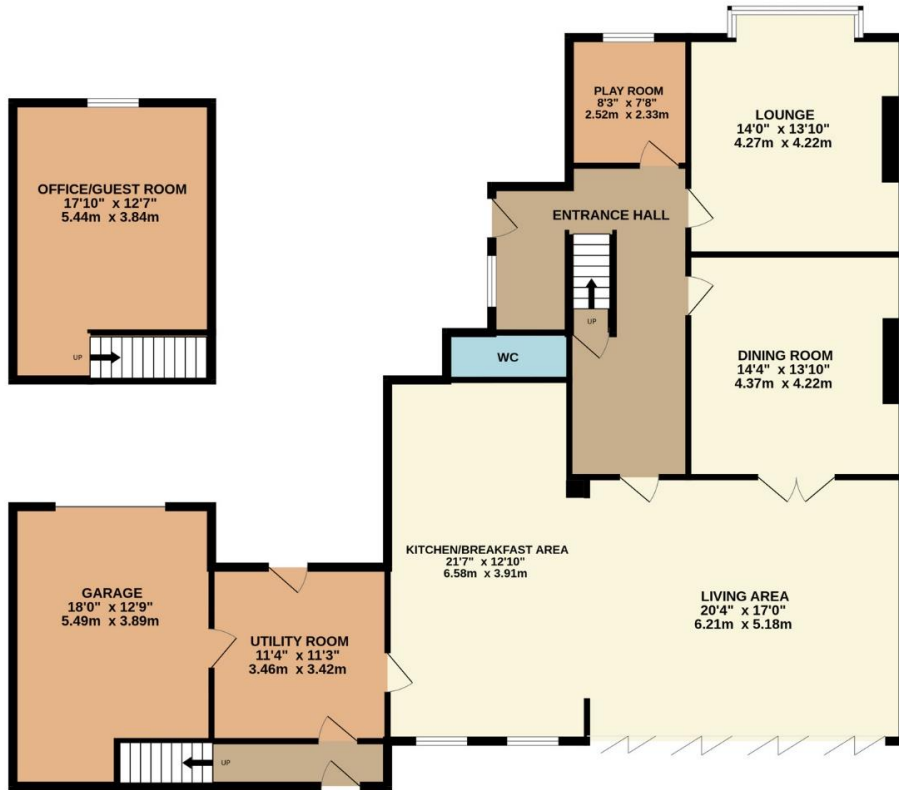
**Mortgages**  
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**Valuation/Market Appraisal:**  
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GROUND FLOOR  
1955 sq.ft. (181.6 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 3066 sq.ft. (284.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

