12 The Pickerings, North Ferriby, East Yorkshire, HU14 3EJ

Offers Around £505,000

• Outstanding Det. House • Four Beds/Two Baths
• Superb Specification • Double Garage
• Beautifully Appointed • Cul-de-sac Setting
• Stylishly Decorated • EPC = D
INTRODUCTION

This outstanding double fronted detached house really is a truly beautiful home which has been subject to considerable investment in recent times. The property is luxuriously appointed and stylishly decorated in a neutral pallet featuring many Farrow & Ball colours which also complement the Peter Thomson oak flooring fitted to most of the ground floor. The immaculately presented accommodation is characterised by very well proportioned rooms, high ceilings, detailed architraving, moulded coving and a very high specification. A particular feature is the superb bespoke fitted kitchen with open plan living/dining area linking through to a lovely rear day room with log burner. There is also a spacious formal lounge, separate study, sitting room, utility and cloaks/WC. At first floor is a large galleried landing providing access to all four bedrooms and the family bathroom. The delightful master suite has a dressing room and large ensuite shower room. The accommodation boasts gas fired central heating to radiators, part under floor heating and recently installed quality uPVC double glazing. Viewing is essential to appreciate the layout and quality of accommodation on offer which also affords some fine river views to the front from first floor level.

Well-tended gardens extend to both front and rear and a long side drive provides excellent parking and leads onwards to the detached double garage.

LOCATION

The Pickerings is an exclusive block-set cul-de-sac situated off Humber Road which comprises a small number of quality detached houses and bungalows. The highly desirable village of North Ferriby is situated upon the banks of the River Humber and lies approximately 7 miles to the west of Hull. Immediate access is available to the A63/M62 motorway network and the village also has its own mainline railway station. There is a good range of local shops, general amenities and a well reputed Primary School together with South Hunsley Secondary School nearby. A variety of local walks are available particularly around the River Humber foreshore area.

ACCOMMODATION

A beautiful entrance door and side panels open to:

ENTRANCE HALLWAY

220 x 73 approx (6.71m x 2.21m approx)
A very spacious hallway with galleried landing above. Oak flooring throughout, moulded coving and ceiling rose.

CLOAKS/WC

With low level WC, wash hand basin, tiled floor.
**LOUNGE**

18'0 x 14'0 approx (5.49m x 4.27m approx)
An elegant room featuring a “Chesneys” limestone fire surround with open grate. There is a large picture window to the front, oak flooring, recessed down lighters, moulded coving.

**SITTING ROOM**

12'8 x 10'8 approx (3.86m x 3.25m approx)
Window to front elevation, wood flooring, fitted book shelving, moulded coving and recessed down lighters.

**STUDY**

9'4 x 7'2 approx (2.84m x 2.18m approx)
Window to rear elevation, coving to ceiling, recessed downlighters.
DAY ROOM AREA
18’5 x 10’10 (5.61m x 3.30m)
Situated to the rear of the house and linking through to the living kitchen, this room has oak flooring, window to side and windows with central double doors leading out to the garden. The focal point of the room is a “Chesneys” limestone fire surround housing a log burner, moulded coving, recessed down lighters and a classic style radiator.

LIVING KITCHEN
22’10 x 12’1 approx (6.96m x 3.68m approx)
Having an extensive range of hand painted bespoke fitted units with granite work surfaces, matching island unit, 2 x integrated fridges, dishwasher, microwave, Range Master cooker with extractor hood above, one and a half sink and drainer with waste disposal and designer mixer tap, oak flooring with under floor heating. This room has windows to three aspects looking over the garden and doors leading out to the garden. Recessed down lighters to ceiling.

ALTERNATIVE VIEW
DINING AREA

UTILITY
11'0 x 7'11 approx (3.35m x 2.41m approx)
With a range of quality fitted units with granite work surfaces, integrated freezer, plumbing for automatic washing machine, inset sink, recently installed Ideal Logic gas fired central heating boiler, wood flooring, external access to side.

FIRST FLOOR

GALLERIED LANDING
14'0 x 10'7 approx (4.27m x 3.23m approx)
With window to rear elevation, cylinder cupboard off.
**BEDROOM 1**

15'5 x 14'0 approx (4.70m x 4.27m approx)
With picture window to the front elevation providing views of the River Humber and beyond, moulded coving and recessed down lighting.

**VIEW FROM BEDROOM 1**

**DRESSING ROOM**

With fitted open wardrobes. Window to front elevation.

**ENSUITE SHOWER ROOM**

Comprising a Burlington suite with a walk-in shower with screen, WC and wash hand basin, heated towel rail, tiled surround and tiling to the floor, moulded coving and recessed down lighting.
BEDROOM 2

14'10 x 10'10 approx (4.52m x 3.30m approx)
Window to rear elevation, moulded coving and recessed down lighting.

BEDROOM 3

10'10 x 12'9 approx (3.30m x 3.89m approx)
With window to front elevation providing views of the river.

BEDROOM 4

10'0 x 8'3 approx (3.05m x 2.51m approx)
Window to rear elevation, moulded coving, recessed down lighters.
BATHROOM

Featuring a Burlington suite comprising free standing oval bath with mixer/shower attachment, low level WC, wash hand basin. There is a heated towel rail, tiled surround and tiled flooring, moulded coving and recessed down lighters.

OUTSIDE

A lawned garden extends to the front with cobble set ornamental edging. A long side drive provides excellent parking and access to the detached double garage. To the rear there is a shaped lawn and patio areas.

PATIO AREA
GARAGING

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.

TENURE
Freehold

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.

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 and floor plans provided are approximate and for guidance purposes only. 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.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

- £0 - £125,000 0%
- £125,001 - £250,000 2%
- £250,001 - £925,000 5%
- £925,001 - £1,500,000 10%
- £1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIME ....................DAY/DATE ............................................
SELLERS NAME(S) ....................................................................