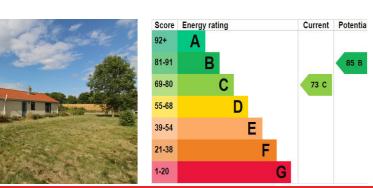
## **Ground Floor**



Floorplan of existing building. Plan produced using PlanUp.









## **HEATING & INSULATION**

The property has gas-fired underfloor heating and uPVC double glazing.

### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

## **TENURE**

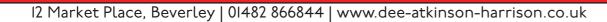
The property is held under freehold title with vacant possession on completion

## **COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

### **VIEWING**

Strictly by appointment with the agent's Beverley office. Tel: 01482 866844.



Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



£260,000







Dee Atkinson & Harrison



The Burrow, 12a Ferriby High Road, North Ferriby, HU14 3LE

### **DESCRIPTION**

This individual detached bungalow is set at the end of a private driveway within a secluded plot of almost a third of an acre which affords total privacy to the property. This is an ideal home for those seeking easily managed accommodation with good outside space and seclusion, yet not isolation, as it is close to the wide range of amenities within the surrounding district. The property was previously a barn, which has recently been renovated and converted to create a two bedroomed single storey home with a contemporary specification and finish. It provides an open plan kitchen and living space with woodburning stove and feature doors and windows overlooking the garden. The property as a large area of car parking/driveway, and is positioned on the site to achieve excellent light and sunshine throughout the day.

## **SITUATION**

Situated at the eastern end of Ferriby High Road, the bungalow is a matter of minutes from access onto the A63 and an under 7 mile drive into Hull city centre, or onto the M62 or Humber Bridge. It is just over a mile into the village centre where local amenities include two convenience stores, a school and pub/restaurant. The village also has a railway station.

# THEACCOMMODATION COMPRISES: BEDROOM ONE

## **ENTRANCE HALL**

# **SEPARATE WC**

tiled walls with heated towel rail and and pedestal wash-hand basin. Full extractor fan.

# LIVING ROOM

A wood burning stove is set in a BEDROOM TWO chimney breast and framed by a timber fire surround. There are both **EXTERNAL** The room is open plan to the:

# **KITCHEN**

electric double oven.

# **UTILITY ROOM**

and plumbing for automatic washing side including a timber shed. machine.

Featuring walk-in dressing room with fitted hanging and shelving.

# **EN SUITE WET ROOM**

With toilet, wash-hand basin and With plumbed shower fitting, toilet tiling to walls and floor. Heated towel radiator.

sliding glass doors, and French doors The property is set back from the opening to the south-facing garden. highway behind others fronting the north side of Ferriby High Road and is accessed along a private track leading between numbers 12 and 14. This Fitted with a comprehensive range road is used as access to farmland of cabinets having worktops with an which borders the property on three inset single drainer sink and electric sides. An electrically operated gate hob with extractor hood above. accesses the garden plot which Integral dish-washing machine and is secured by high close-boarded fencing on three sides. The property has a large gravelled area of driveway parking and the majority of garden is With matching fitted cabinets, located to the south and is grassed, work surfaces and inset sink. Wall with a block paved patio to the east mounted gas central heating boiler and a concrete terrace on the west



