



Ferriby Road, Hessle, HU13 0HU  
Offers Over £180,000

Philip  
**Bannister**  
Estate & Letting Agents

# Ferriby Road, Hessle, HU13 0HU

Superb spacious first floor apartment located within the magnificent Manor Lodge with gated entrance, superb grounds and private parking. This exceptional apartment overlooks the grounds and features a recently installed kitchen. Viewing highly recommended.

## Key Features

- Fabulous Location
- Converted Period House
- First Floor Apartment
- 2 Bedrooms & 2 Bathrooms
- Large Living Room
- Superb Communal Grounds
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## INTRODUCTION

Forming part of the conversion of Manor Lodge, an architectural marvel of a property still retaining many superb original features. Manor Lodge is afforded privacy situated behind high hedging and trees. Secured entry is assured with intercom and remote controlled access through iron gates. A sweeping gravel drive runs to the side of Manor Lodge leading to the communal south facing grounds and parking area. The mature landscaped grounds are beautifully manicured and there are many specimen trees and mature herbaceous borders. This spacious first floor apartment overlooks the beautifully manicured south facing grounds and is accessed from a grand communal hallway steeped in period design.

The accommodation includes an Entrance Vestibule, large Living Room with views of the grounds, recently installed integrated Kitchen, Master Bedroom with En-Suite Bathroom, Bedroom 2 and a further Shower Room. The apartment has the benefit of gas fired central heating. The apartment boasts two personal parking spaces plus visitor parking. We highly recommend an inspection for full appreciation of this excellent apartment.

## LOCATION

Manor Lodge is prominently situated close to the junction with Woodfield Lane, being one of the most sought after areas of Hessle. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## MAIN HALL

Secure entry from Vestibule leading into the Main Hall boasting a turning staircase and stained glass window.

## APARTMENT ENTRANCE

A large vestibule with laminated wood flooring, radiator and storage space leads into:

## LIVING ROOM

23'8" x 17'9" (7.21m x 5.41m)

This spacious airy Living Room has laminated wood flooring, windows to two elevations overlooking the communal garden.

## KITCHEN

11'6" x 6'3" (3.51m x 1.91m)

This recently fitted kitchen offers a range of gray fronted cabinets with contrasting work surfaces and integrated electric oven & hob unit, extractor hood, washing machine and fridge/freezer; stainless steel sink unit and laminated wood flooring.

## BEDROOM 1

15'11" x 12'3" (4.85m x 3.73m)

Overlooks the rear garden; Access into:

## EN SUITE BATHROOM

7'7" x 7'2" (2.31m x 2.18m)

White suite incorporating panelled bath with shower attachment, shower screen, pedestal wash hand basin & low flush WC, radiator.

## BEDROOM 2

9'4" x 7'2" (2.84m x 2.18m)

Has radiator.

## SHOWER ROOM

8'4" x 7'2" (2.54m x 2.18m)

Incorporates white suite with plumbed shower

cubicle, pedestal wash hand basin, WC, radiator, extractor fan, stone effect laminate tiled floor.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system.

DOUBLE GLAZING - The property has the benefit of some replacement PVC double glazed frames and sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B(East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - May be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

The property is understood to be leasehold and subject to an annual service charge:

Current Service charge cost : £600 per quarter (£200 per month)

Service Charge includes : Buildings insurance, communal repairs/maintenance/improvements, grounds maintenance, Company Secretary obligations

Lease Commencement Date : 29.04.2003

Lease Length : 999 years from 01.01.2002 (927 years to run at January 2024).

No ground rent payable.

## MORTGAGES

The mortgage market changes rapidly and it is



vitaly important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

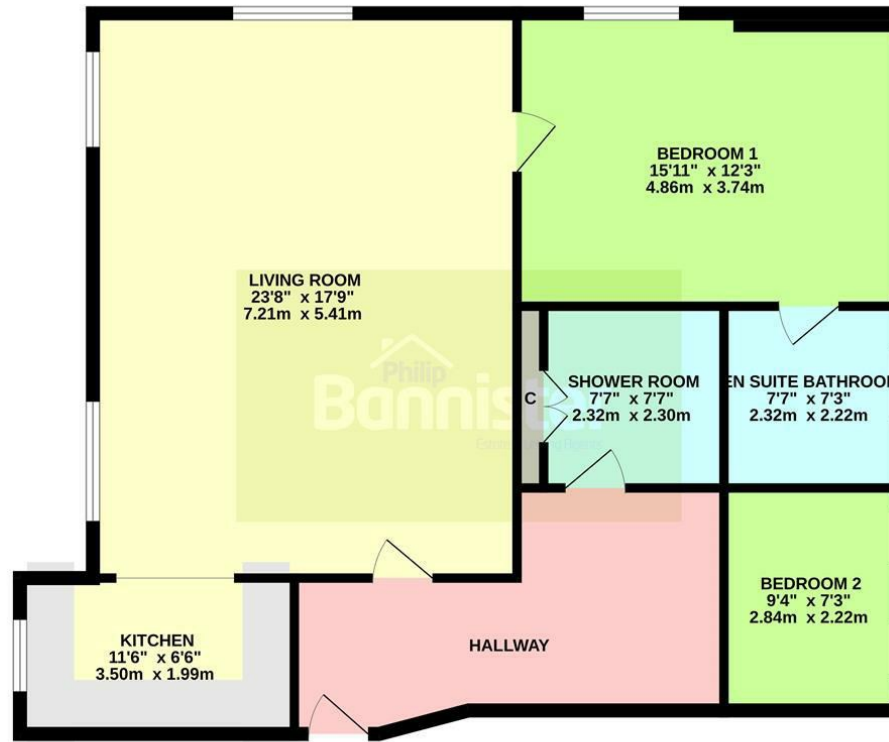
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



1ST FLOOR



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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