



14 Croft Park, North Ferriby, East Yorkshire, HU14 3JX

FINE & COUNTRY

SPACIOUS FOUR-BEDROOM HOME WITH STUNNING HUMBER VIEWS AND LUXURY AMENITIES



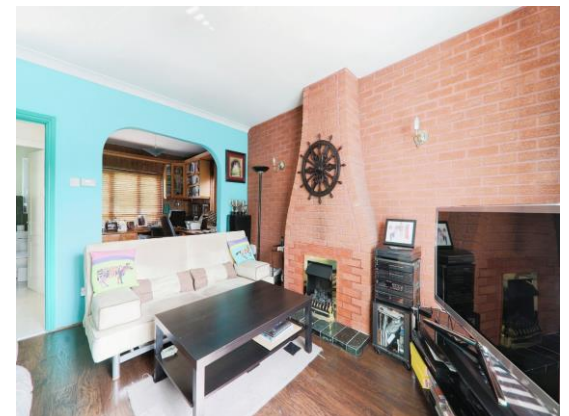
Set on a large plot of nearly $\frac{3}{4}$ of an acre, this impressive four-bedroom home offers spectacular views of the Humber. With over 4000 square feet of space, the property is designed for those who enjoy both entertaining and relaxing at home. Featuring a **Heated Indoor Swimming Pool**, a **Cinema Room**, and a bright conservatory, it's perfect for family living and hosting guests

From the Agent's Perspective

This exceptional home on Woodgates Hill is truly one of a kind. What immediately stands out is its elevated position, offering uninterrupted views of the Humber that are simply breathtaking. Whether you're enjoying a morning coffee or winding down in the evening, these views never fail to impress. The property sits on a generous plot of nearly $\frac{3}{4}$ of an acre, with circular in and out drive, double garage and multiple parking, providing ample outdoor space that complements the expansive interior.

The house itself has been thoughtfully designed to cater to those who love to entertain and relax in equal measure. The indoor heated swimming pool is a rare and luxurious feature, perfect for year-round enjoyment. Whether you're swimming laps or hosting a poolside gathering, this space adds a unique element to the home. The cinema room is another fantastic addition, offering a private space to enjoy films with family and friends. It's easy to imagine cosy movie nights in this dedicated space, making it a real highlight for any film enthusiast.

The layout of the home is both impressive and practical. The galleried entrance with its dual staircases sets the tone for the rest of the property, offering a sense of grandeur as soon as you step inside. The first-floor living room, overlooking the gallery, is a beautiful space that combines elegance with comfort. This room, with its elevated views, serves as the perfect place for both formal and casual gatherings.





The four double bedrooms provide plenty of space for family and guests, with the master suite being a true sanctuary. The views from the master bedroom are a real treat, making it a special place to start and end your day. In addition to the main living areas, the house also features a conservatory that floods with natural light, a snug that offers a cosy spot to relax, and a home office that's ideal for working from home.

Every aspect of this home has been designed with attention to detail, making it a property that not only impresses but also provides a warm and welcoming environment for everyday living.

Location

The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link into the A63 dual carriageway lies approximately one mile to the west and there is a main line British Rail Station within the village. There are also four local golf courses within ten minutes driving time.

Tenure

The tenure of 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 G.*

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.

Mortgages

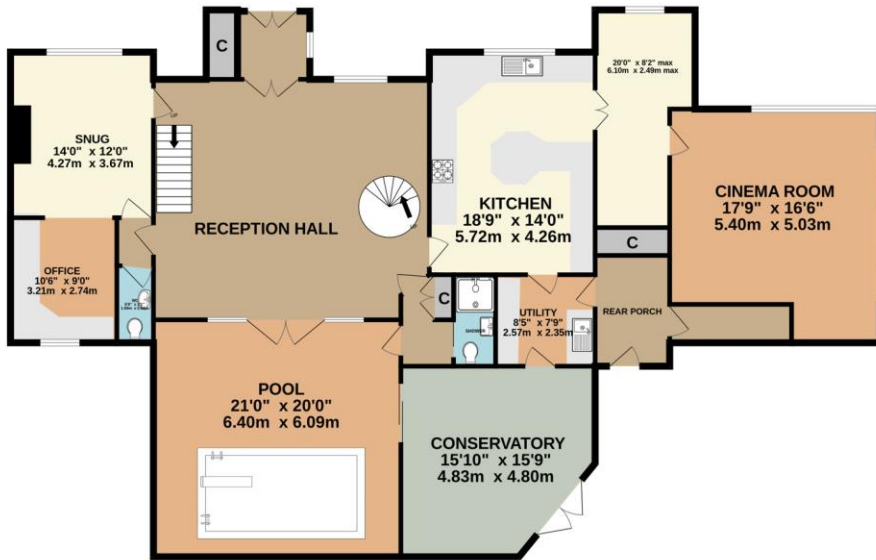
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GROUND FLOOR
2398 sq.ft. (222.8 sq.m.) approx.



1ST FLOOR
1969 sq.ft. (182.9 sq.m.) approx.



CROFT PARK, NORTH FERRIBY, HU14 3JX

TOTAL FLOOR AREA : 4366 sq.ft. (405.6 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

