



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

FINE & COUNTRY



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



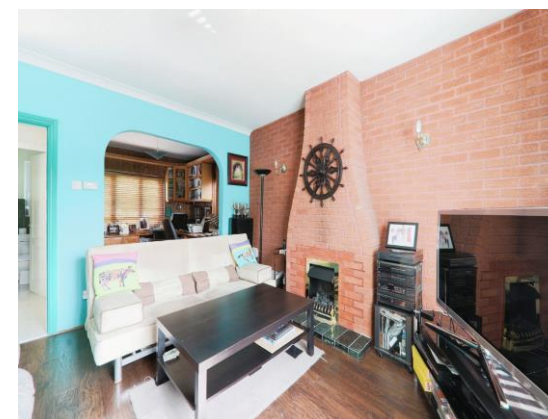
Set on a large plot of nearly  $\frac{3}{4}$  of an acre, this impressive four-bedroom home offers spectacular views of the Humber. With over 4000 square feet of space, the property is designed for those who enjoy both entertaining and relaxing at home. Featuring a **Heated Indoor Swimming Pool**, a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

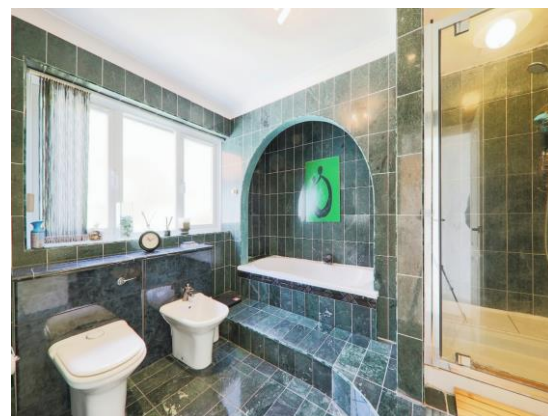
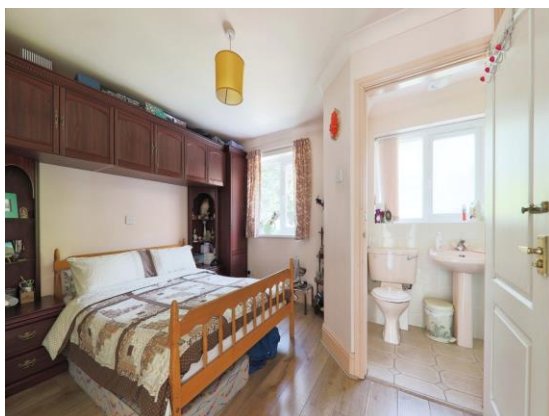
The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link 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.

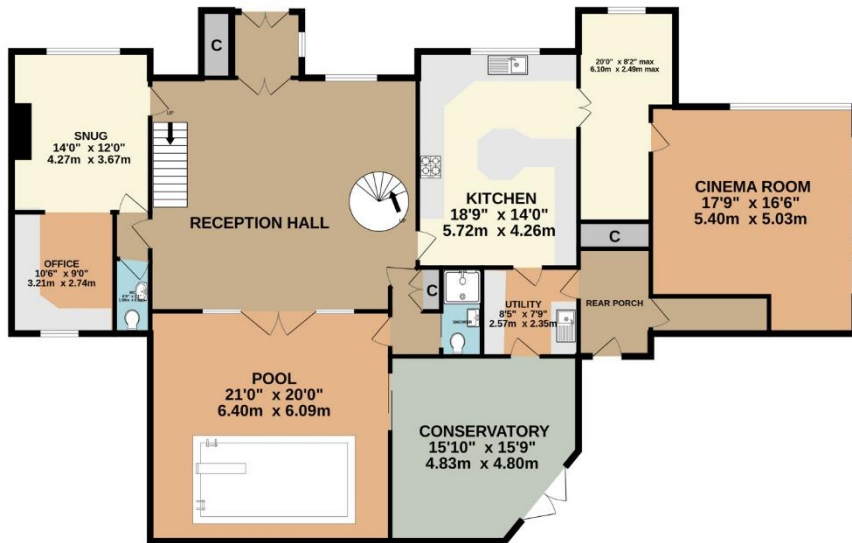
#### Mortgages

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.

Made with Metropix ©2024

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

