



31, Humber Road, North Ferriby, East Riding Of Yorkshire, HU14 3DN

FINE & COUNTRY



## WITH UNFORGETTABLE HUMBER VIEWS AND A LAYOUT DESIGNED FOR EASY LIVING



This impressive single-storey home in North Ferriby offers around 2,400 square feet of well-planned space. Whether you're downsizing without compromising or looking for a spacious family home, it ticks a lot of boxes. Positioned on a generous plot with a double garage and superb outdoor space, it's all about comfort, practicality and that ever-changing river backdrop.



From the agent's perspective

It's rare to find a bungalow with this amount of space, set in such a prime location.

The Humber views genuinely take your breath away – whether it's watching the sunrise over the Humber Bridge or just sitting out on the patio with a coffee, it's a standout feature that adds something special to everyday life.

From the front, the property has real kerb appeal. A mature hedge gives privacy from the road, and the wide driveway easily handles five or more cars, with space to turn.

The double garage has an electric door and internal access – great for convenience and security.







Step inside and you'll find a home that feels open and welcoming, thanks to the high ceilings and thoughtful layout.

The large entrance hall leads to an impressive living room with not one but two sets of French doors – one into the garden room and one opening directly out to the patio. It's a great setup for entertaining or simply enjoying the view year-round.

The kitchen is a brilliant size and fully kitted out, with its own set of French doors leading into the garden room too – a space that becomes a real hub of the home.



There's a separate utility room with access to the garage, plus a dining room that could easily be used as an office if needed.

Tenure

The property is freehold.



All the bedrooms are tucked away in their own wing.

The main bedroom includes a dressing room and en-suite, and the other two doubles are served by a modern family bathroom.

The garden has been landscaped with outdoor living in mind – and with that view, it's no surprise. It's a space that's been designed to be used, whether you're dining al fresco or simply enjoying the surroundings.

North Ferriby itself is a great place to live – just outside Hull, with easy access to major roads and a local train station, plus the Wolds Way and riverside walks right on your doorstep.





## 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

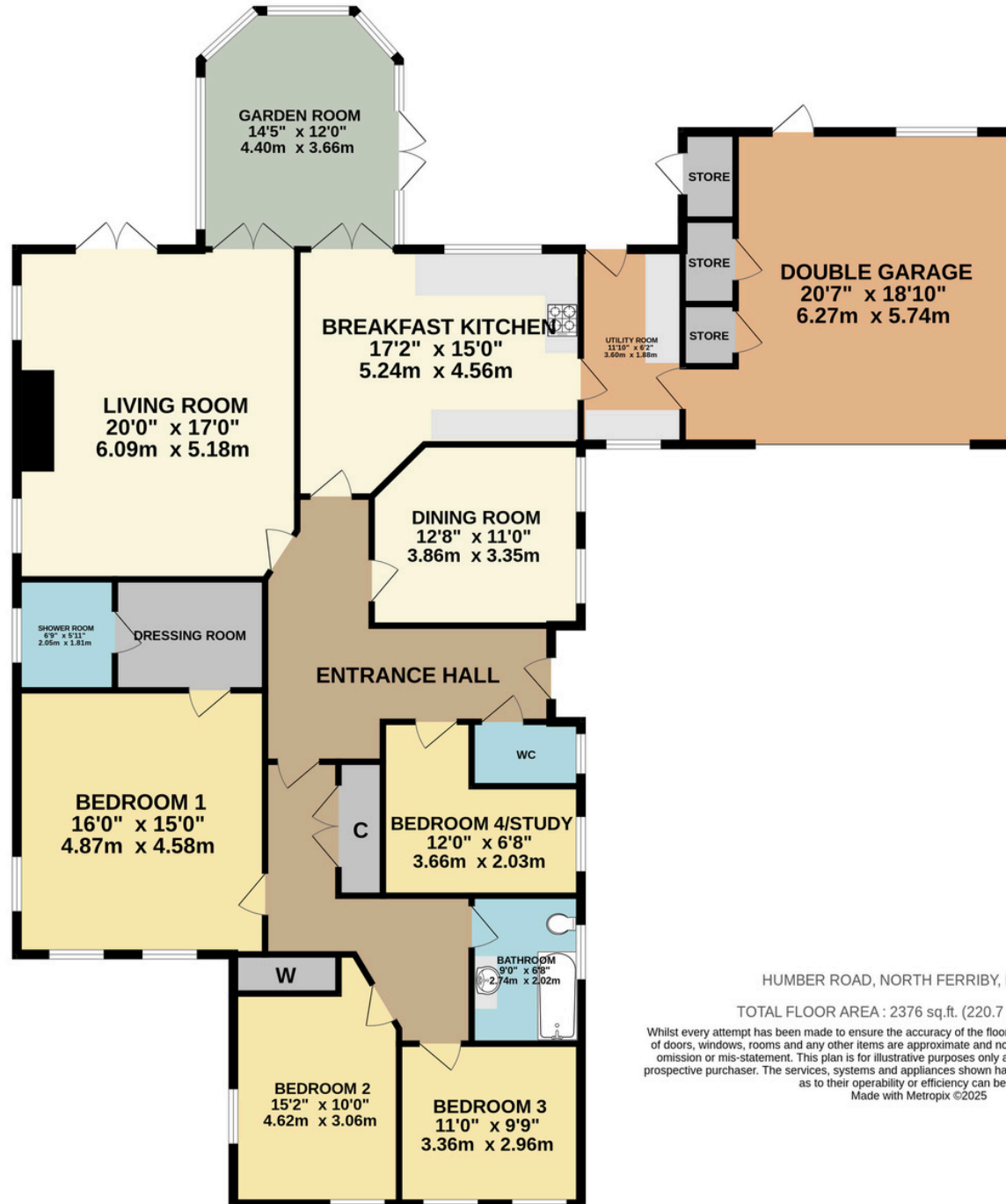
Strictly by appointment with the sole agents.

## 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  
2376 sq.ft. (220.7 sq.m.) approx.



HUMBER ROAD, NORTH FERRIBY, HU14 3DN

TOTAL FLOOR AREA : 2376 sq.ft. (220.7 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 to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

