

staniford
grays



53 Station Road, North Ferriby, HU14 3DG

£414,950





53 Station Road

North Ferriby, HU14 3DG

- FOUR BEDROOM FAMILY HOME
- CHARACTER FEATURES
- GATED DRIVEWAY AND GARAGE
- READY TO MOVE IN LIVING SPACE
- LARGE AND PRIVATE PLOT
- GENEROUS ROOM SIZES
- THREE RECEPTION ROOMS
- DESIREABLE STATION ROAD SETTING

FOUR BEDROOM FAMILY HOME ON LARGE PLOT

A superb example of a character family home coming ready for immediate occupation.

Located on the highly regarded Station Road in North Ferriby, the vendors have lovingly maintained this well positioned bay-fronted property. Benefiting from a generous plot with expansive established rear gardens.

Boasting a wealth of traditional feature with excellent room proportions the spacious living space comprises; bay fronted formal Lounge, Sitting Room/Reception 2, Breakfast Room, with a Kitchen beyond and Cloakroom W.C.

To the first floor level are two Double Bedrooms and Two further Bedrooms with a well appointed Shower Room.

The rear garden remains a key selling feature given the privacy and size with the benefit of a front and side drive with garage.

A must view home for those who place character feature high on the agenda with excellent levels of natural daylight and invited for inspection.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Boasting a wealth of traditional feature throughout the property, accessed via hardwood oak entrance door, leading through to a generous reception hallway with staircase approach to first floor level with balustrade and spindles. Oak flooring and uPVC double glazed window to side, picture rail, oak internal doors, under stairs storage cupboard and access to ground floor reception rooms and cloakroom WC.

CLOAKROOM/ WC

With white sanitary ware including wash hand basin, low flush WC, tiling to splashbacks, uPVC window to side and oak flooring.

RECEPTION LOUNGE

Boasting an elevated front facing outlook with walk in bay window. A central focal point is provided via a gas fire insert with marble hearth and surround, picture rail detailing and ceiling coving. 13'0" x 12'11" (3.98 x 3.96)

SITTING ROOM/ RECEPTION ROOM TWO

Enjoying excellent levels of natural daylight with bifolding doors to the rear garden outlook. Gas fire insert with marble hearth and surround and suitably sized to accommodate furniture suite. Also has potential to be used as a dining room, depending on individual purchasers needs and requirements. 15'2" x 11'10" (4.63 x 3.62)

BREAKFAST ROOM

With uPVC double glazed window to side elevation, used as an informal space with dining table, but could potentially be used as a family room or playroom. Leading through to... 10'11" x 8'6" (3.33 x 2.61)

KITCHEN

With windows to the rear and side outlook in a uPVC double glazed finish. Hardwood wall and base units in a traditional style feature with granite work surfaces over with complementary granite upstands and low level preparation area with storage below. Inset sink and drainer with mixer tap with space for a number of free standing white goods and appliances. Low level oven, electric hob with extractor canopy over. Plumbing for dishwasher and washing machine with space for dryer and fridge and freezer. With uPVC personnel door to side also. 13'7" x 8'6" (4.16 x 2.61)

FIRST FLOOR LEVEL

CENTRAL LANDING

Inner hallway gives access to four bedrooms and a shower room. With loft access point, boarded loft space of an excellent size and uPVC double glazed window to side elevation.

BEDROOM ONE

Boasting double bedroom proportions with space for free standing bedroom furniture with pleasant outlook over the frontage. 12'11" x 12'11" (3.96 x 3.96)

BEDROOM TWO

With uPVC double glazed window to the rear elevation, of double bedroom proportions with space for free standing bedroom furniture. 12'0" x 11'10" (3.68 x 3.62)

BEDROOM THREE

Enjoying good levels of natural daylight with return uPVC double glazed window. 9'7" x 8'7" (2.93 x 2.62)

BEDROOM FOUR

Suitably sized to accommodate single bed, could potentially also be used as a study. 8'5" x 6'11" (2.59 x 2.11)



SHOWER ROOM

9'1" x 5'4" (2.77 x 1.65)

Smartly appointed with contemporary sanitary ware including walk in shower with mains fed shower head and console, low flush WC, inset basin to mounted unit with feature mixer tap. Tiling to splashbacks with mosaic vertical border inlay, heated towel rail also with uPVC privacy window to side.

EXTERNAL

Boasting excellent levels of road side appeal, accessed via wrought iron entrance gates and brick set driveway leading down the side of the property, in turn through to a single garage with up and over access door with full power, lighting and personnel access door.

The property remains located on the popular Station Road in a central North Ferriby position with blossom tree to the immediate front boundary with established planting and shrubbery to the perimeter borders with a laid to lawn grass section.

Enjoying an elevated position with a wealth of traditional style and feature this traditionally styled and well appointed home comes recommended for further internal inspection.

To the rear of the property, a patio terrace extends from the immediate building footprint with space for external dining table and chairs with an expansive laid to lawn grass section beyond. Of an excellent size with herbaceous planting and shrubbery to borders. Excellent levels of privacy and seclusion throughout and enjoying west facing orientation. External tap and light points.

AGENTS NOTE

This immaculately appointed family home offers scope for further cosmetic improvement depending on an individual purchasers needs and requirements, but equally offers immediate ready to move in living space.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

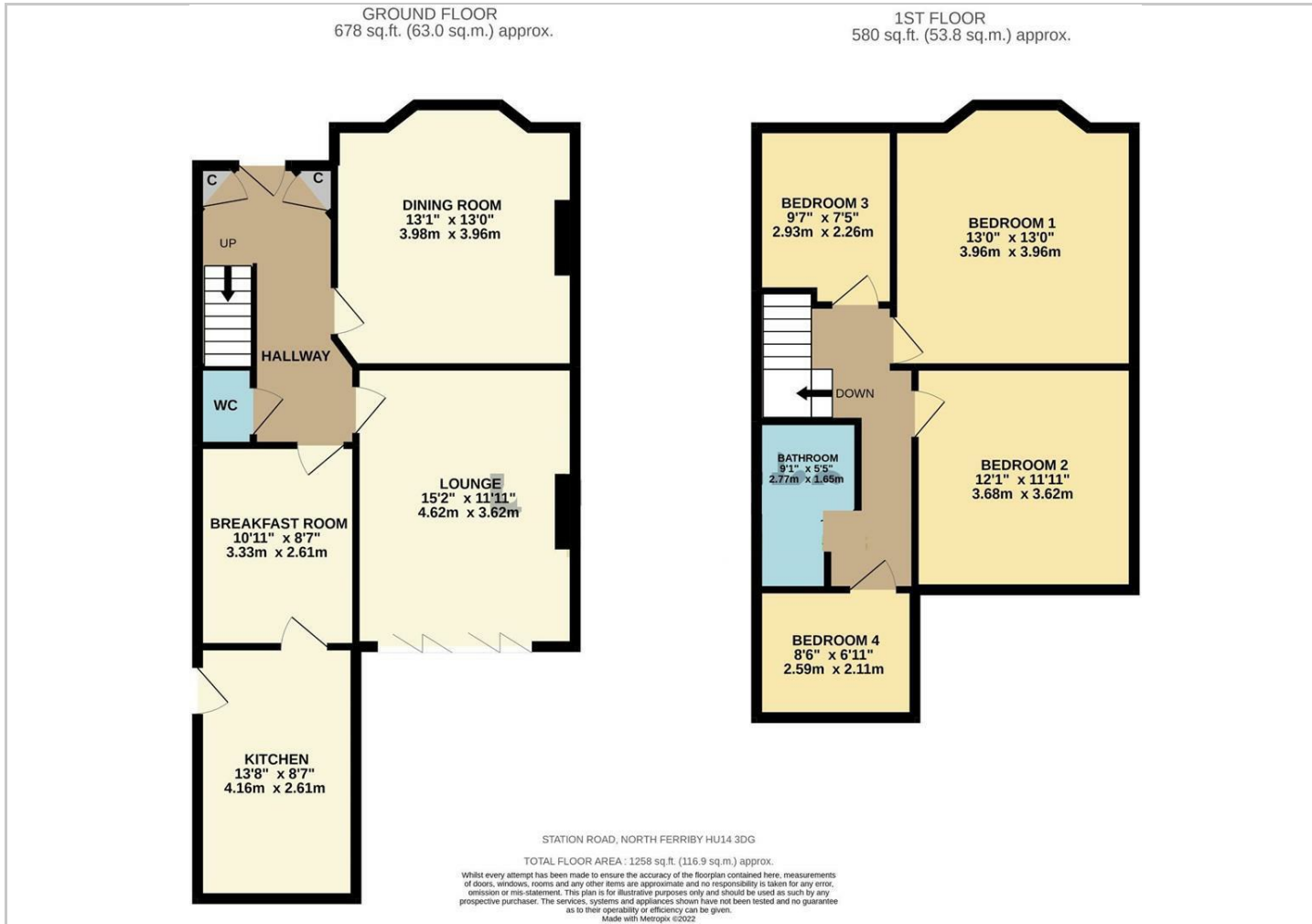
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

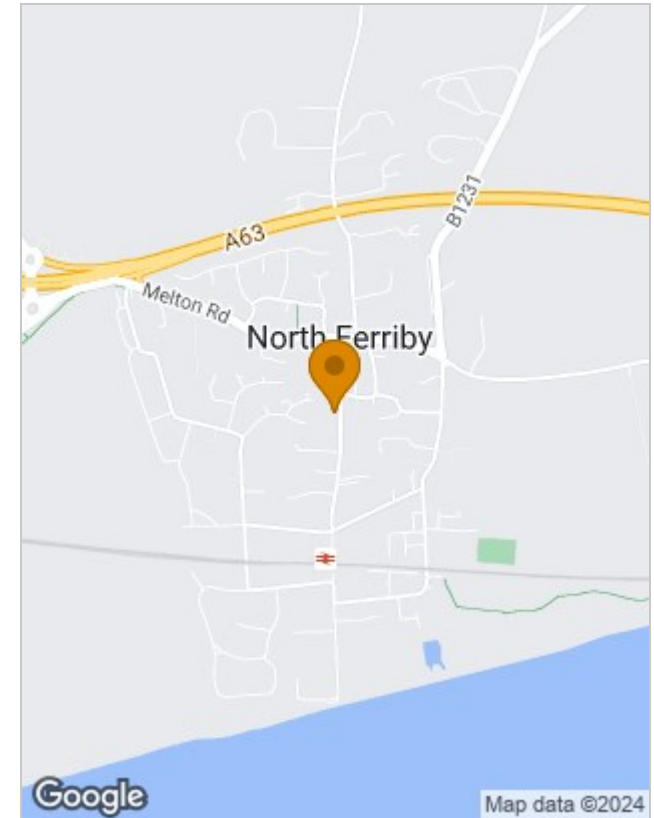
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



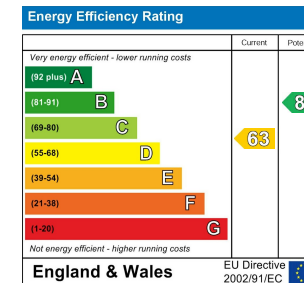
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.