

**staniford**  
grays



23 Riverview Avenue, North Ferriby, HU14 3DY

£334,950





# 23 Riverview Avenue

North Ferriby, HU14 3DY

- IMMACULATELY APPOINTED
- HIGHLY SPECIFIED LIFESTYLE HOME
- OPEN PLAN RECEPTION SPACES
- WEALTH OF CHARACTER FEATURE COMBINED WITH CONTEMPORARY STYLING
- EXTENDED TO REAR
- PRIVATE GARDENS
- 3 BEDROOMS
- FORECOURT PARKING

A stunning example of a fully refurbished and extended family home coming ready for immediate occupation.

Completed to the highest of internal standards the vendors have lovingly restored and maintained this well positioned, bay-fronted property. Benefitting from a generous plot with expansive rear gardens and offering a private plot position and being one of the most tastefully and well specified homes in the immediate setting.

The heart of the home remains a fully open plan and extended Dayroom/Dining Kitchen with an abundance of natural daylight flooding through the bi-folding doors, roof lantern and windows.

The versatile layout comprises; Entrance Hallway, Bay fronted Reception Lounge, Dayroom/Dining/Kitchen, Cloakroom W.C. To the first floor level are two Double Bedrooms and a Third Bedroom with a well appointed Bathroom.

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

Offering generous room sizes throughout and invited for inspection given the quality of family home on offer.



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## ACCOMMODATION COMPRISES

### STORM PORCH

A welcoming entrance to this highly specified home offering a true blend of contemporary modern styling internally, with a more character façade and exterior. Access through anthracite grey composite entrance door with privacy window panels to side. Opening through to a well proportioned reception hallway with laminate to floor coverings, uPVC privacy windows to side, panel wall detailing. Feature oversize newel post with oak balustrade and spindles.

The property benefits from oak internal doors throughout and modern styled radiators.

### CLOAKROOM/ WC

With uPVC privacy window, low flush WC, hand basin and feature tiling.

### RECEPTION LOUNGE

Offering generous proportions throughout with an abundance of natural daylight provided via the west front facing orientation. Suitably sized to accommodate furniture suite with a central focal point provided via a brick set fireplace with railway style sleeper. 14'11" x 10'11" (4.57 x 3.35)

### OPEN PLAN KITCHEN DINING/ DAY ROOM

Serving as the heart of this ready to move in family home. Benefitting from a dedicated kitchen area with a range of wall and base units with contrasting work surfaces over. Completed in a Shaker style in an anthracite grey colour. Recessed extractor point over hob to kitchen island with a breakfast bar and storage, with a dedicated cloakroom storage area also. A number of further integrated appliances include a fridge freezer, washing machine and dishwasher with space and provision for tumble dryer and inset sink with mixer tap, inset spotlights to ceiling also. 18'0" x 16'11" (5.49 x 5.18)

The dedicated kitchen area extends to a most impressive open plan day room with roof lights providing excellent levels of natural daylight. Serving as an extension to the property and used by the current vendors as an informal dining space with further day room reception area. French doors lead on to a patio terrace with full garden outlook also.

### FIRST FLOOR LEVEL

A central landing provides access to three generously proportioned bedrooms with wall panel detailing, loft access point and uPVC window to side.

### PRINCIPAL BEDROOM

Of an excellent size with full outlook to the front orientation via a bay fronted uPVC double glazed window. With fitted wardrobes to one wall length. 10'11" x 10'11" (3.35 x 3.35)



**BEDROOM TWO** 12'11" x 10'0" (3.96 x 3.05)  
A well appointed and generously sized second bedroom with uPVC double glazed windows to the full garden outlook, with fitted wardrobes and cupboards.

**BEDROOM THREE** 8'7" x 6'0" (2.62 x 1.83)  
Used as a third bedroom, but has potential to be used as a study also.

**HOUSE BATHROOM** 8'11" x 6'0" (2.74 x 1.83)  
Luxuriously appointed with porcelain high gloss marble affect tiling, over size panel bath with low flush WC, double walk in shower cubicle with retracting shower door and wall mounted head and console. Heated towel rail, uPVC privacy window to the rear outlook, wash hand basin with stainless steel tap furniture.

**EXTERNAL**  
Riverview Avenue itself remains conveniently positioned in the popular setting of North Ferriby.

The home on offer has been immaculately and tastefully appointed throughout, having undergone a full programme of refurbishment, with high specification evident.

To the immediate property frontage a generous parking forecourt provides ample parking provision for numerous vehicles with boarded fencing and gates side access.  
An additional storage area is provided to the side of the property, opening to an impressive lifestyle garden with patio terrace extending from the immediate building footprint. A generous laid to lawn grass section with shed area and boarded fencing with planted trees and hedging to partial boundary perimeter.

**AGENTS NOTE**  
Given the level of upgrade and extension, the property comes recommended for further internal inspection, with viewing available through the sole selling agent Staniford Grays.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be C

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford 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@stanifords.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**

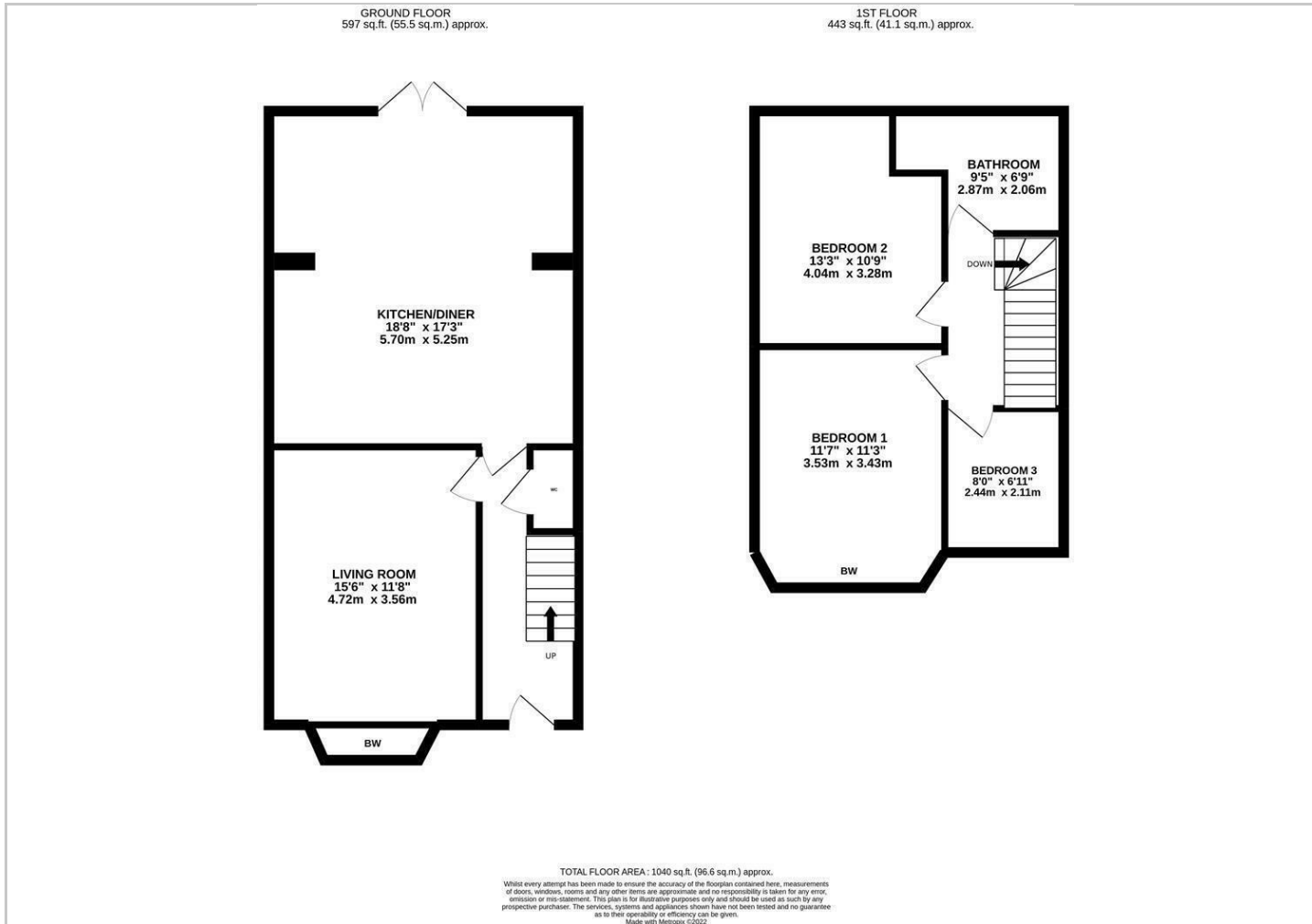
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



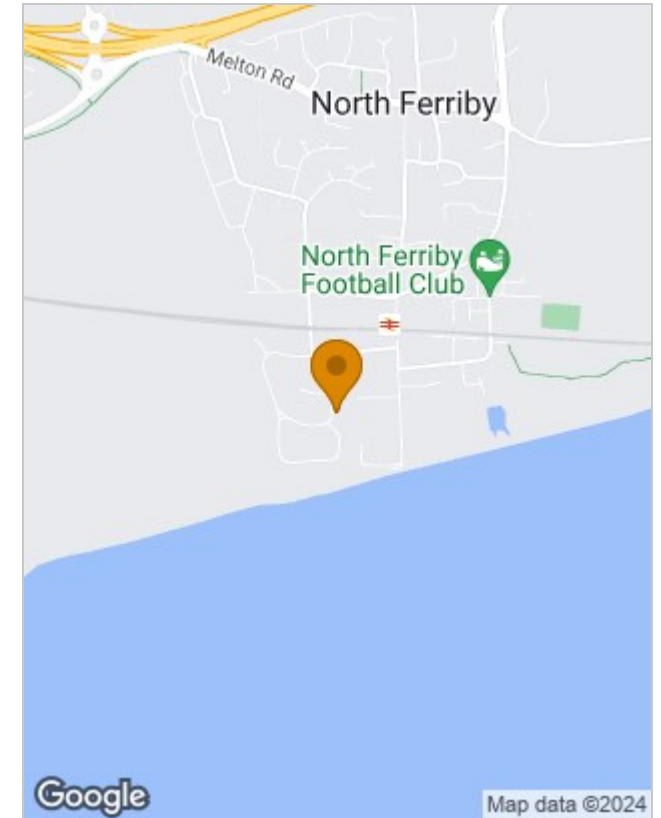
## Viewing

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.

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## Location Map



## Energy Performance Graph

