

staniford
grays



4 Holly Garth, North Ferriby, HU14 3FE

£695,000

4 3 2 C



4 Holly Garth

North Ferriby, HU14 3FE

- EXECUTIVE DETACHED FAMILY HOME
- DISCREET PRIVATE CUL-DE-SAC SETTING
- THREE RECEPTION ROOMS
- THREE BATHROOMS + W.C.
- PRIVATE AND MATURE SOUTH FACING GARDENS
- HIGH INTERNAL SPECIFICATION
- ACCOMMODATION OVER 3 FLOOR LEVELS- (2200 SQUARE FEET)
- FOUR DOUBLE BEDROOMS
- UNDERFLOOR HEATING TO GROUND FLOOR
- NO ONWARD CHAIN

A superb example of a modern family home with excellent levels of roadside appeal.

Situated off the mature parkland setting of Nunburnholme Avenue, down a private cul-de-sac of executive and individually styled homes.

The well planned interior has been at the forefront of the design process with generous room proportions and ceiling heights with an internal area extending in excess of 2200 square feet.

The highly specified accommodation offers an arrangement of living space comprising; Reception Hallway, Cloakroom W.C., Study/Sitting Room, Reception Lounge, Open Plan Day Room incorporating an immaculate Kitchen and Dining Area with Utility Room. To the first floor level, three double Bedrooms and a Family Bathroom feature with the Principle Bedroom benefitting from a Dressing Room and Wetroom. To the second floor level a further Guest Bedroom with Dressing Area and En-suite Shower Room exist.

Externally a driveway provides access to a garage with mature South facing gardens.

The accommodation available offers a commitment to stylish design and fulfils all the requirements for modern family living. Consequently it serves as an essential purchase for homemakers who place lifestyle high on their agenda.

The development is located in the heart of the picturesque village of North Ferriby and is conveniently located with good commuter access to the M62/A63 corridor.



£695,000



ACCOMMODATION COMPRISES

RECEPTION HALLWAY 19'9" x 11'2" (6.03 x 3.41)
A welcoming and spacious entrance to this immaculately appointed home offering a high specification throughout. A number of features include under floor heating throughout the ground floor, return staircase to first floor level with deep under stairs storage cupboard. Access is provided to ground floor reception spaces, wall mounted alarm console and LVT flooring.

CLOAKROOM/ WC 9'8" x 3'4" (2.96 x 1.04)
With wall mounted basin, low flush WC appointed with white sanitary ware.

RECEPTION LOUNGE 13'10" x 13'1" (4.23 x 4.0)
With full height walk in bay window to front elevation and additional windows to side. A central focal point is provided via a log burning cast iron stove with chimney recess and granite hearth detailing. Used by the current vendors as a formal reception room suitably sized to accommodate a suite and additional furniture.

STUDY / SITTING ROOM 11'10" x 8'11" (3.61 x 2.72)
With window to the immediate front outlook, a versatile reception space having been used previously as an informal snug but has potential to be used as a home office.

KITCHEN DAY ROOM
The heart of the family home remains an impressive open plan kitchen dining day room, spanning the entire width of the property. Sectioned into three separate living spaces with...

KITCHEN 12'1" x 9'9" (3.70 x 2.99)
Immaculately appointed and finished to a high specification with Quartz work surfaces and complimentary upstands. A range of fitted wall and base units in gloss finish with integrated appliances including Neff mid level oven, tall fridge, dishwasher, warming drawer, five ring gas burning hob with extractor canopy over, inset pantry storage to base units, inset sink to work surface with feature mixer tap. Inset spotlights and down lighters to base units with hydraulic hinged cupboards. Additional pan drawers and outlook to garden with access provided to utility space and mid level TV point. A return work surface leads open plan through to...

DINING AREA 16'1" x 9'9" (4.92 x 2.99)
Enjoying excellent levels of natural daylight with full outlook to garden via triple bifolding doors with additional windows to side elevation and roof lights. Inset spotlights to ceiling. LVT flooring continuing throughout, leading open plan through to...

SITTING AREA 11'4" x 10'6" (3.47 x 3.21)
With triple bifolding doors, inset spotlights to ceiling and pleasant outlook over the rear garden.

UTILITY ROOM 8'1" x 6'0" (2.47 x 1.83)
Fitted with a range of wall and base units, inset sink and drainer, plumbing for low level white goods and access door to the side of the property also.

FIRST FLOOR LANDING
Providing access to three double bedrooms and house bathroom.



PRINCIPAL SUITE 13'6" x 13'11" (4.13 x 4.25)
 With window to front outlook, generously sized to accommodate double bed and free standing bedroom furniture with access leading through to...

DRESSING ROOM 7'5" x 5'5" (2.27 x 1.67)
 With sliding wardrobes to two wall lengths. Providing access to...

ENSUITE WET ROOM 9'9" x 8'9" (2.99 x 2.68)
 Boasting an excellent size with a contemporary style panel bath with wall mounted chrome fitted tap point. Low flush WC, over sized wall mounted basin inset to vanity unit, wall mounted shower head and console with floor drainer and sealed floor area, and window to the rear outlook. Heated towel rail and under floor heating to bathroom also.

BEDROOM TWO 14'5" x 11'0" (4.40 x 3.36)
 Of double bedroom proportions with a pleasant outlook to rear. Fitted sliding wardrobes and laminate to floor coverings.

BEDROOM THREE 14'6" x 11'1" (4.44 x 3.38)
 With outlook to frontage, space for a double bed and free standing bedroom furniture.

HOUSE BATHROOM 9'2" x 7'1" (2.81 x 2.18)
 Appointed with low flush WC, inset basin, tiled panel bath with shower screen, chrome fitted tap points, rainfall shower head and additional shower console over. Full complimentary tiling to wall coverings with recessed LED lit storage areas with mosaic tile borders. Heated towel rail, tiling to floor coverings and window to rear elevation.

SECOND FLOOR LANDING
 Provides access to a further bedroom dressing storage area and ensuite bathroom. With the landing also providing access to a generous storage cupboard.

BEDROOM FOUR/GUEST BEDROOM 14'7" x 15'1" (4.45 x 4.61)
 A private bedroom to the second floor level, boasting a generous size with Velux roof light, inset spotlights to ceiling and fitted bespoke and individually designed shelving units. Leading through to an inner hallway with storage cupboards and wardrobes.

ENSUITE SHOWER ROOM 7'6" x 9'1" (2.30 x 2.79)
 Well appointed with contemporary style sanitary ware including low flush WC, inset modern basin to vanity unit, walk in shower cubicle with mains fed shower console, rainfall shower head and additional shower head also. Feature tiling to wall splashbacks, Velux roof light, heated towel rail and tiling to floor coverings. Inset spotlights to ceiling and access provided to storage room housing hot water cylinder and photovoltaic panel auxiliaries.

EXTERNAL
 Holly Garth itself remains centrally positioned within the picturesque village of North Ferriby offering access to a limited number of executive style family homes off the highly desirable location of Nunburnholme Avenue.

The property itself benefits from an imposing road side position with laid to lawn grass section to the immediate boundary perimeter and a pathway leading to the property entrance. A generous brick set driveway in turn leads through to a detached garage block.

The well stocked and mature rear garden benefits from gated and secure access to both property sides with Indian stone paving extending from the immediate building footprint with laid to lawn grass section and herbaceous planting, shrubbery and borders to the rear, and close boarded fencing to the perimeter boundaries. External tap points, lights and power sockets.

DETACHED GARAGE
 With electronically operated up and over access door, personnel access door to side and full power and lighting. With generous storage to rafters also.

AGENTS NOTE
 The property benefits from photovoltaic panels to the south facing roof space with further details available upon request from the sole selling agent Staniford Grays.

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

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.

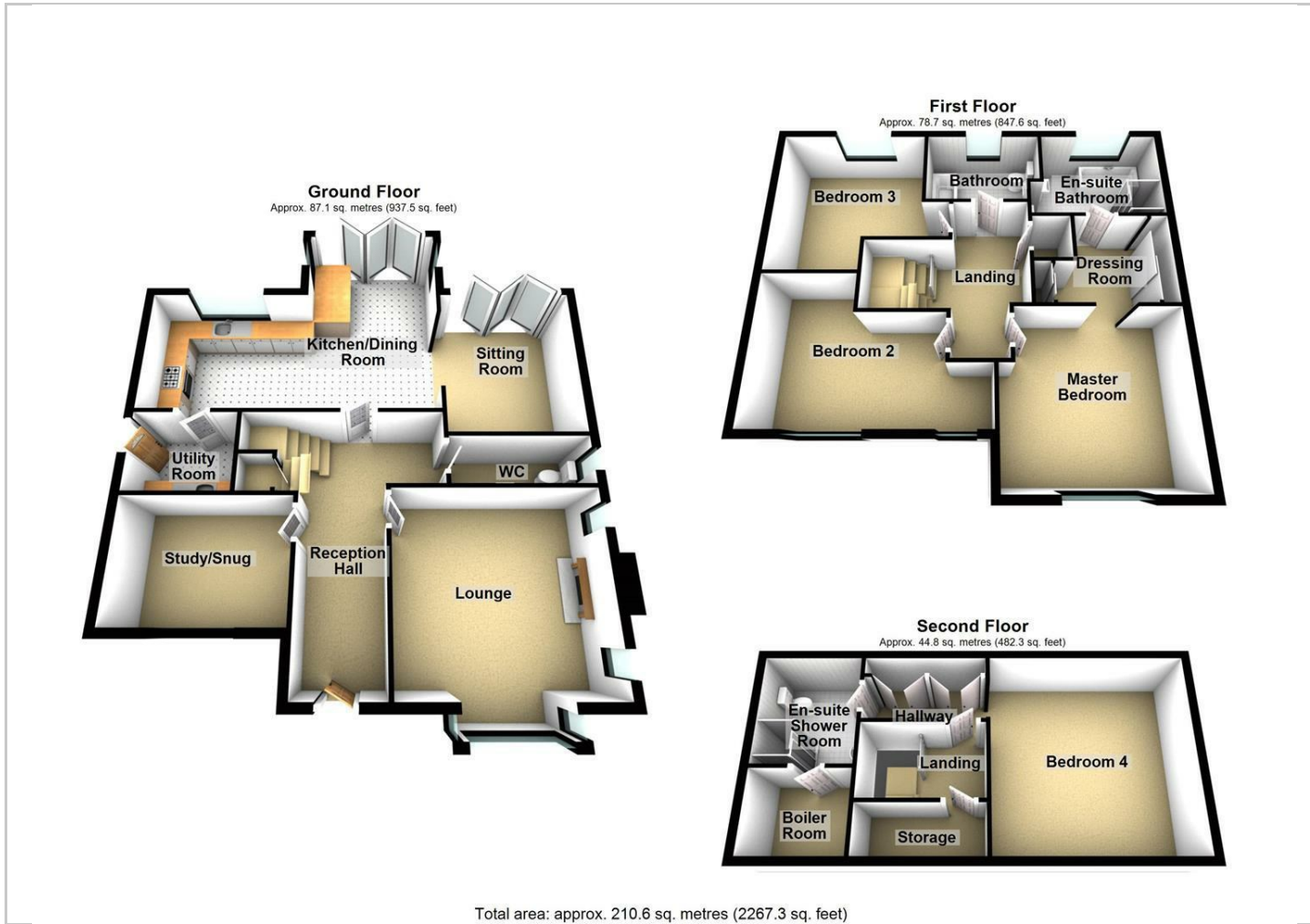
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

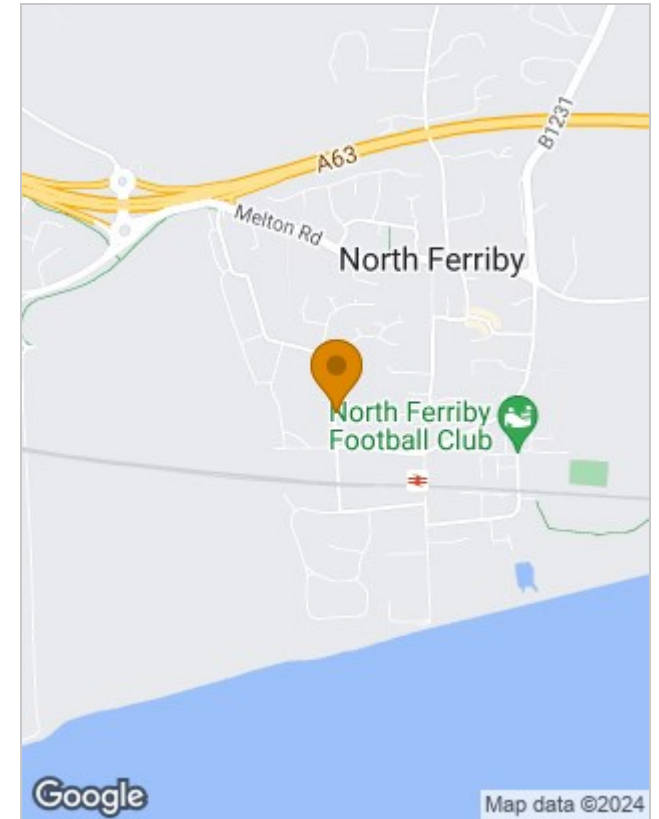
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.