

staniford
grays



5 Highfield Way, North Ferriby, HU14 3BG

£269,950





5 Highfield Way

North Ferriby, HU14 3BG

- GENEROUS BUNGALOW AND PLOT
- INTERNAL COSMETIC REFURBISHMENT OPPORTUNITY
- 3 BEDROOMS
- PRIVATE GARDENS
- NO ONWARD CHAIN
- DRIVEWAY AND GARAGE
- CONSERVATORY
- CENTRAL NORTH FERRIBY SETTING

Occupying a well positioned plot on a popular residential cul-de-sac and being conveniently situated in close proximity to the heart of North Ferriby village centre.

This Detached Bungalow has been extended to the rear with the benefit of a conservatory and offers scope for internal cosmetic upgrade with accommodation provided over a single floor level.

The deceptively spacious layout comprises; Entrance Hallway, Bedroom Three/Sitting Room, Cloakroom W.C, Breakfast Kitchen, Reception Lounge/Dining Area, leading through to a Inner Hallway with access to 2 double Bedrooms and Conservatory extension to the rear.

Ample parking is provided to the property with a large side driveway with vehicular access provided to a single garage and a private and enclosed rear gardens of excellent size.

The property comes available for immediate inspection given the opportunity available and is offered to the market with no onward chain.



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GROUND FLOOR

ENTRANCE HALLWAY

Offering a dedicated entrance to the front/side elevation of the property, providing access to reception spaces, ground floor bedroom and cloakroom/w.c.

W.C

Generously sized with uPVC double glazed privacy window, tiling throughout, low flush w.c and wash hand basin.

RECEPTION LOUNGE

16'8" x 13'4" (5.10 x 4.08)

With uPVC double glazed window to the immediate front outlook and additional window to side. A central focal point is provided via a traditionally styled mantel and surround and suitably sized to accommodate furniture suite and dining table also.

BREAKFAST KITCHEN

16'1" x 8'6" (4.92 x 2.60)

With uPVC double glazed window to side elevation and access door to the side leading to the driveway. Traditionally styled with fitted wall and base units with return breakfast bar area, space for a number of freestanding white goods, integrated appliances include electric hob with concealed extractor canopy over, double oven, composite sink and drainer, tiling to splashbacks. Cupboard to alternate room length also housing condensing boiler.

INNER HALLWAY

With loft access point offering generous storage being part boarded, cupboard housing wall mounted hot water cylinder. Leads to...

BEDROOM ONE

15'6" x 9'1" (4.74 x 2.79)

Of double bedroom proportions with fitted cupboards to wall length and window to rear elevation.

BEDROOM TWO

12'0" x 8'9" (3.67 x 2.67)

A versatile second bedroom space, again boasting double bedroom proportions, with sliding door leading through to...

CONSERVATORY SUN ROOM

11'6" x 7'4" (3.53 x 2.25)

With full garden outlook, quarter height wall with mounted uPVC double glazed units and door leading through to dedicated patio area and garden beyond.

BEDROOM THREE / RECEPTION TWO

13'2" x 7'10" (4.02 x 2.39)

Being accessed from the inner hallway, offering good levels of flexibility with potential to be used as an additional third bedroom but also could be used as an informal reception space, with window to the front elevation.



BATHROOM

6'7" x 6'10" (2.01 x 2.09)

Traditionally styled throughout with white sanitaryware comprising of easy access bath with wall mounted shower hose, wash hand basin and low flush w.c, tiling to splashbacks and floorcoverings, uPVC privacy window to rear.

OUTSIDE

Highfield Way remains conveniently positioned in a prominent North Ferriby setting being a short distance walk away from a range of local services and amenities.

The immediate location benefits from a number of similar style low level bungalows offering a peaceful residential cul-du-sac setting.

The property features a generous driveway leading down the full side of the perimeter, in turn leading to a Single Garage with up&over access door being of traditional brick built construction. Hard landscaping exists to the immediate front boundary with low level perimeter wall also, with access gate leading to the property entrance.

To the rear a spacious plot features with patio terrace extending from the immediate building footprint, opening to a generous laid to lawn grass section. External tap and light point.

AGENTS NOTE

The property is immediately habitable but has scope for internal modernisation, offering the potential for a superb bungalow home. Viewing is available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. The E.R.Y.C council tax band is currently 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

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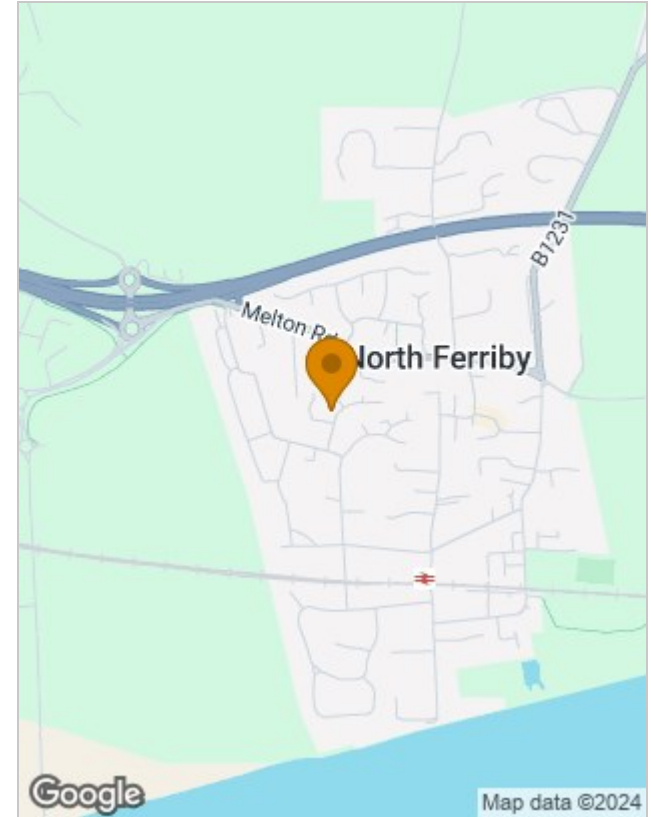
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



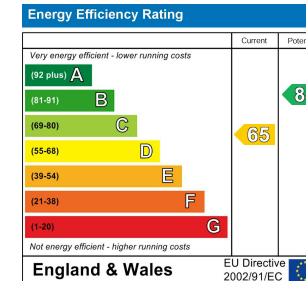
Floor Plans



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.