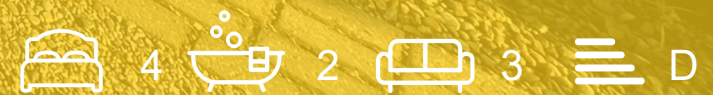


staniford
grays



54 Ferriby High Road, North Ferriby, HU14 3LE

£334,950





54 Ferriby High Road

North Ferriby, HU14 3LE

- CONSIDERABLY EXTENDED HOME
- UNRIVALLED SOUTH FACING ESTUARY VIEWS
- 2 BATHROOMS + W.C
- LARGE GARDENS
- DECEPTIVELY SPACIOUS
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- GENEROUS DRIVEWAY AND TANDEM GARAGE

CONSIDERABLY EXTENDED HOME WITH ELEVATED ESTUARY VIEWS.

Ideally suited for applicants looking for a lifestyle and ready to move in home with further scope for modernisation. Extending over 1400 square feet in size with versatile living space provided to 3 floor levels.

The generous entrance drive offers extensive parking provision being offset from Ferriby High Road with gardens opening to a sizeable laid to lawn grass section incorporating various outbuildings and patio areas.

Internally the generous and flexible living space comprises; Entrance Hallway, Formal Lounge, Breakfast Kitchen, Dayroom/Sitting Room, Conservatory and W.C.

To the first floor level three Bedrooms lead from a central landing with a Bathroom and a second floor bedroom suite with Shower Room.

A must view home given the plot size and standard of presentation with the sole selling agent Staniford Grays.



£334,950



GROUND FLOOR

ENTRANCE VESTIBULE 4'5" x 4'6" (1.35 x 1.38)
Accessed via uPVC double glazed entrance door, leading to...

MAIN RECEPTION HALLWAY 10'11" x 5'6" (3.33 x 1.68)
With laminate to floor coverings, staircase approach to first floor level with balustrade and spindles, understairs storage cupboard and access to ground floor reception rooms.

RECEPTION LOUNGE 14'10" x 11'2" (4.53 x 3.41)
With elevated outlook through uPVC double glazed bay window to frontage, a central focal point is provided via gas fire with traditionally styled hearth and surround. Used currently as a formal reception space, enjoying good levels of natural daylight.

SITTING ROOM / DAY ROOM 17'9" x 12'4" (5.42 x 3.77)
With uPVC double glazed window to side, laminate to floor coverings, open fire insert with granite hearth and mantel, storage cupboard, French doors leading through to kitchen area.

BREAKFAST KITCHEN 17'3" x 12'4" (5.26 x 3.77)
Traditionally styled throughout with a range of fitted wall and base units, one & a half bowl sink and drainer, uPVC double glazed window to side, ample space provided for a number of low level white goods including space for dishwasher, space for freestanding cooker, fridge and freezer. Sliding door leading through to...

CONSERVATORY EXTENSION 11'7" x 11'5" (3.54 x 3.50)
With double doors providing access to rear garden and additional double glazed side door also. Used currently as a third reception space, with full garden outlook and access to...

UTILITY / W.C
With low flush w.c, wall mounted wash hand basin and integrated lightwell. Space and plumbing for white goods.

FIRST FLOOR

LANDING 8'6" x 6'0" (2.61 x 1.84)
With uPVC double glazed window to side, access to three bedrooms, house bathroom and staircase approach leading to second floor level.



BEDROOM ONE

11'1" x 8'6" (3.39 x 2.60)
With uPVC double glazed window, sliding wardrobe and inset basin, with outlook to rear garden.

BEDROOM TWO

12'1" x 10'11" (3.69 x 3.33)
With fitted wardrobes to wall length and uPVC double glazed bay window providing open outlook beyond Ferriby High Road to the South facing elevation providing Humber Estuary views.

BEDROOM THREE

7'7" x 5'10" (2.32 x 1.79)
With uPVC double glazed window to the frontage, could be potentially used as home office or nursery also.

HOUSE BATHROOM

6'0" x 6'0" (1.83 x 1.84)
Neutrally appointed throughout with panel bath and centrally mounted chrome mixer tap with showerhead and console over, pedestal wash hand basin, low flush w.c, neutral tiling to splashbacks, heated towel rail, uPVC privacy window to rear.

SECOND FLOOR

BEDROOM SUITE

17'1" x 15'5" @ longest and widest point (5.23 x 4.70 @ longest and widest point)
Most impressive bedroom suite with open outlook to the South facing elevation that must be seen to be fully appreciated, with Velux rooflights, uPVC double glazed window, inset spotlights to ceiling, the bedroom area leads open-plan through to dedicated walk-in wardrobe with generous storage to wall lengths. Access to...

SHOWER ROOM

5'3" x 4'11" (1.61 x 1.50)
With corner shower cubicle, wall mounted head and console, low flush w.c, wall mounted basin, tiling to splashbacks and heated towel rail.

OUTSIDE

With unrivalled South facing Humber Estuary views from the first and second floor levels.
The property has undergone a considerable program of upgrade and extension over the years and consequently come suitable for applicants looking for extra space within an affordable price point.

A generous driveway provides ample parking provision for numerous vehicles, with further parking to the side driveway. Access is provided to a brick built tandem garage with up&over access door and personnel door to side., sink and tap.

The property itself remains offset from Ferriby High Road, with gated access to the expansive rear garden, with patio terrace extending from the immediate building footprint, leads to a laid to lawn grass section with well stocked borders to perimeter boundaries. Opens to a further garden area with large pond, feature patio, numerous storage outbuildings (including summerhouse with full power and lighting), workshop, greenhouse and further garden area with established fruit trees that must be seen to be fully appreciated.

AGENTS NOTE

The subject dwelling comes ready for further internal inspection given the deceptively spacious living accommodation over 1400 square feet, with extensions to both the second floor and rear of the property.

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. We understand the current E.R.Y.C council tax band to be 'D'.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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.



Floor Plans



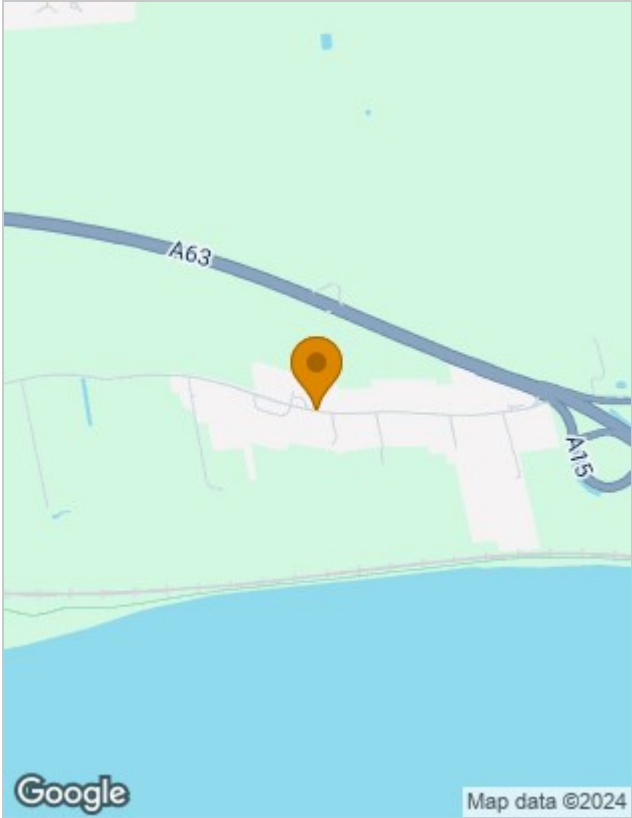
Viewing

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

