



Ferriby High Road, North Ferriby, East Riding of Yorkshire
Offers Over £400,000





KEY FEATURES

- Breathtaking Views of The River Humber
- Sought After Location
- Four Double Bedrooms
- Modern Bathroom & Ground Floor W.C.
- Two Reception Rooms
- Stunning Rear Garden
- Garage & Ample Off Road Parking
- Tenure Freehold
- Council Tax Band E
- Total Room Area 155 Square Metres
- Recently Installed Central Heating System
- EPC rating C



DESCRIPTION

****WOW, JUST WOW *** ENJOYING CAPTIVATING VIEWS OVER THE RIVER AND STUNNING GARDENS*****

An open driveway, adorned with beautiful mature trees and cascading foliage beckons you in to view this wonderful home.

This FABULOUS SEMI DETACHED HOME offers generously proportioned accommodation, enjoying captivating views of the river Humber from the LOUNGE, KITCHEN and rear BEDROOMS, indulge yourself in the ever changing seasons and stunning sunsets with rooms filled with natural light, creating an inviting atmosphere even on those cold winter days.

The front porch opens to the inner HALLWAY, welcoming you in to view this wonderful family home with doors opening to the front SITTING ROOM, integral GARAGE, ground floor CLOAKROOM W.C, KITCHEN and the LIVING ROOM with patio doors opening onto the rear DECKED area taking full advantage of the truly breath-taking views.

The property boasts FOUR DOUBLE BEDROOMS and a modern FAMILY BATHROOM to the first floor. Views from the rear bedrooms are just spectacular.

The rear GARDEN is mainly laid to lawn, adorned with mature trees and shrubbery, a wonderful outdoor space for the family to enjoy.

Ample OFF-ROAD PARKING and GARAGE to the front elevation.

Make this one high on your viewing list!

DO NOT DELAY, CALL US TO ARRANGE YOUR VIEWING TODAY!

Location

The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link into the A63 dual carriageway lies approximately one mile to the west and there is a main line British Rail Station within the village. There are also four local golf courses within ten minutes driving time.





PARTICULARS OF SALE

Front Entrance Porch

1.16m x 1.60m (3'10" x 5'2")

Front porch with Upvc front entrance door and internal door into hallway.

Hallway

A welcoming hallway with doors opening to the ground floor accommodation and stairs leading to the first floor.

Sitting Room

3.00m x 4.14m (9'10" x 13'7")

A light and airy sitting room with bay window to the front elevation.

Living Room

4.54m x 5.24m (14'11" x 17'2")

A lovely room that enjoys lots of natural light, generously proportioned living room with patio doors opening out onto the rear decked area, taking full advantage of the rear garden and wonderful views.

Ground Floor Cloakroom W.C.

1.53m x 1.68m (5'0" x 5'6")

Cloakroom W.C with modern suite to include: low level W.C., pedestal wash basin, laminate flooring and chrome towel heating.

Kitchen

3.07m x 3.49m (10'1" x 11'6")

The kitchen has a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Built in double oven and electric hob with extractor unit above. Stainless steel sink with mixer tap and drainer. Plumbing for automatic washing machine and space for fridge freezer.

Side Porch

1.12m x 1.48m (3'8" x 4'11")

Porch to side elevation with a door opening to access the gardens.

Bedroom One

4.18m x 4.23m (13'8" x 13'11")

Generously proportioned double bedroom with double glazed window to front elevation and radiator.

Bedroom Two

3.59m x 4.23m (11'10" x 13'11")

A double bedroom with double glazed window to front elevation and radiator.

Bedroom Three

3.54m x 4.36m (11'7" x 14'4")

A double bedroom with double glazed window to rear elevation, enjoying spectacular views of the river Humber and the rear garden, just breath-taking.

Bedroom Four

2.90m x 4.36m (9'6" x 14'4")

A further double bedroom with double glazed window enjoying spectacular views.



Family Bathroom

2.29m x 2.36m (7'6" x 7'8")

A family bathroom with contemporary tiling to splashbacks and a modern white suite to include: P shape panelled bath with overhead shower and screen, pedestal wash basin and low level W.C. Vinyl flooring and chrome towel heater.

Gardens

Mainly laid to lawn with raised decking, enjoying the wonderful open views of the river. Adorned with mature trees and shrubbery, a wonderful outdoor space for the family to enjoy.

Garage & Driveway

As you pull onto the driveway with cascading foliage welcoming you to this wonderful home with ample off road parking to the front of the property.

Metal up and over door providing vehicle access with an internal door to the hallway.

TENURE

The tenure of this property is Freehold

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

150.83 m²
1623.52 ft²

Balconies and terraces

18.77 m²
202.04 ft²

Reduced headroom

1.32 m²
14.21 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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