

# Whitakers

Estate Agents



## 35 Ferriby Road, Hessle, HU13 0HS

**£525,000**

Whitakers Estate Agents are pleased to introduce this time-honoured townhouse which is offered to the market with no onward chain.

The internal layout briefly comprises ground level entrance porch with stained glass doors opening to the hallway, bay fronted drawing room, fitted kitchen with utility room off and a rear lobby leading to the lounge.

The first floor boasts a bay fronted master bedroom, a second bedroom with a balcony and steps leading down to the rear garden and bathroom furnished with a three-piece suite. A dressing room - which could also be used as a bedroom - follows to a rear lobby incorporating a shower room and cloakroom, and leads to the fourth bedroom.

Externally the property occupies a substantially sized plot; there is a large resin driveway to the front aspect which accommodates off-street parking for multiple vehicles. A wrought iron swing gate opens to the side passage and rear garden which is mainly laid to lawn with well stocked borders, patio seating areas and boundary hedging. There are also storage sheds, a detached garden room and large garage / workshop with access to the rear ten-foot.

Taken together, the accommodation is ideal for the growing family seeking a home that falls within the catchment of highly regarded provincial schools and established to embrace close proximity to the scenic Little Switzerland country park and The Weir with its range of boutiques, shops and cafe's and easy access into the square with all the amenities it has to offer, and enjoying great transport links.



### Agent's observation

The property has been lovingly cared for as a family home for generations, and has been the subject of extension and enhancement from its original design to effortlessly blend a traditional interior décor with a contemporary lifestyle throughout.

The residence has had multiple uses since its initial construction, having initially been a single home converted into flats and then back again by its previous owner. This therefore offers the potential for an investor to re-configure the layout again for this purpose.

The accommodation comprises

### Front external

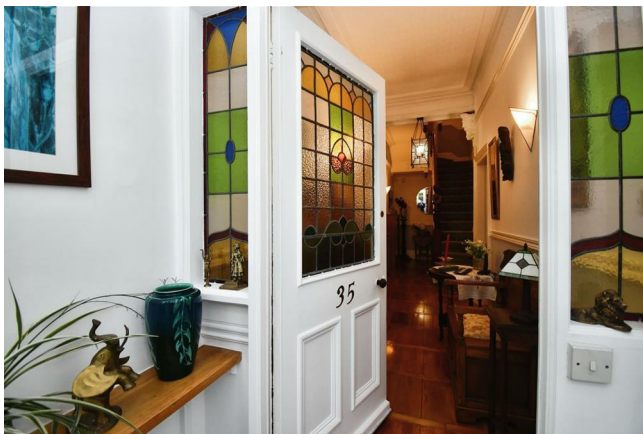


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### Porch

Wooden single glazed French doors with side windows and tiled flooring. Leading to :

### Entrance hall



Wooden stained glass entrance door, two central heating radiators and parquet flooring. Leading to :

### Drawing room



UPVC double glazed bay window, two central heating radiators, feature cast iron Edwardian fireplace with log burner and parquet flooring.

### Kitchen



UPVC double glazed door, UPVC double glazed window, parquet flooring and fitted with a range of floor and eye level units, three contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a dishwasher and integrated oven and induction hob with extractor hood above.

### Utility room



UPVC double glazed window, parquet flooring and fitted with a range of floor and eye level units,

two contemporary worktops with splashback tiles above, sink with mixer tap and plumbing for a washing machine and dryer.

#### Rear lobby

UPVC double glazed door with side window, central heating radiator, fitted storage cupboards, fixed staircase to first floor rear landing and parquet flooring.

#### Lounge



UPVC double glazed French doors with side windows, two central heating radiators, log burner with wooden surround and parquet flooring.

#### First floor

##### First floor landing

Central heating radiator, carpeted flooring and leading to :

##### Bedroom one

UPVC double glazed bay window, central heating radiator, feature fireplace, built in storage cupboard and carpeted flooring.

##### Bedroom two



UPVC double glazed French doors to the balcony and staircase down to the rear garden, UPVC double glazed window, central heating radiator, feature fireplace, vanity sink with mixer tap and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, mostly rolled to splashback areas and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap and low flush W.C.

#### Dressing room / lobby space

With access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring. Leading to :

#### Rear landing

UPVC double glazed window, central heating radiator, built in storage cupboards and carpeted flooring. Leading to :

#### First floor shower room



Central heating radiator, partly tiled to splashback areas and furnished with a two-piece suite comprising walk in enclosure with electric shower and vanity sink with mixer tap.

#### Cloakroom

UPVC double glazed window, central heating radiator, partly tiled with parquet flooring and furnished with a low flush W.C.



#### Bedroom four



UPVC double glazed windows, central heating radiator and carpeted flooring.

#### Second floor

##### Second floor landing

Roof style window, carpeted flooring and leading to :

#### Bedroom three



With access to the loft hatch, UPVC double glazed French doors to the balcony, two UPVC double glazed windows, three electric radiators, feature fireplace, fitted storage cupboards and laminate flooring.

#### Second floor lobby

Built in storage cupboard and laminate flooring. Leading to :

#### Second floor shower room



Mostly tiled with tiled flooring and furnished with a three piece suite comprising walk in enclosure with electric shower, vanity sink with mixer tap and low flush W.C.

#### Rear external



The rear garden is mainly laid to lawn with well stocked borders, patio seating areas and boundary hedging. There are also storage sheds, an external cloakroom, a detached garden room and large garage / workshop with access to the rear ten-foot.

#### Location

The property is strategically placed to embrace close proximity to the scenic Little Switzerland country park and The Weir with its range of boutiques, shops and cafe's and easy access into the square with all the amenities it has to offer, and enjoying great transport links that provide multiple routes to the Hull city center and surrounding villages.

The accommodation also falls within the catchment of highly regarded provincial schools, most notably the Hessle High School and Penshurst Primary School.

## Key features



No onward chain

Substantially sized plot with off-street parking for multiple cars

Sought after location within close proximity to The Weir and Hessle Town center

Immaculately presented throughout, blending a traditional interior décor with a contemporary lifestyle throughout

## Tenure

The property is held under Freehold tenureship

## Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES110035000

Council Tax band - F

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - Hessle Southfield

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 15 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

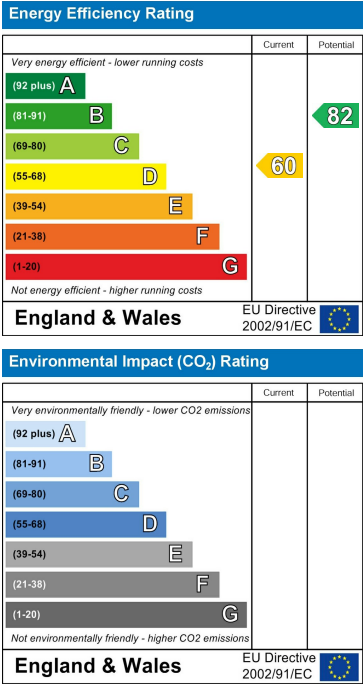


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.