

# Whitakers

Estate Agents



## 89 Plantation Drive, North Ferriby, HU14 3BB

**£295,000**

Whitakers Estate Agents are pleased to introduce this four bedroom semi - detached property which has been greatly extended and enhanced from its original design to offer a wealth of contemporary living space across both floors.

The internal layout briefly comprises : hallway, lounge, fitted kitchen and utility area incorporating a cloakroom and office space.

The first floor boasts a master bedroom with en-suite, two fitted double bedrooms, a good fourth bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect the plot is paved to accommodate off-street parking with a roller shutter door opening to the integral garage, and there are two sections with slate chipping.

The generously sized and enclosed rear garden is mainly laid to lawn with well stocked borders and complimented with patio and wooden decking seating areas.

The property sits at the head of a very desirable cul-de-sac and looks out over Melton Road to open fields beyond. To the rear, there is access to woodland, the Wolds Way and riverside walks.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of a number of highly regarded provincial schools, and take advantage of the close proximity to the highly accessible Melton Low Road and A63 which provide multiple routes to the Hull City centre and surrounding villages.



The accommodation comprises

#### Front external



Externally to the front aspect the plot is paved to accommodate off-street parking with a roller shutter door opening to the integral garage, and there are two sections with slate chipping. A side access and gate opens to the rear garden.

#### Ground floor

##### Hallway

UPVC double glazed entrance door with side windows, central heating radiator and a combination of tiled and carpeted flooring. Leading to :

Lounge 11'3" x 15'9" (3.45 x 4.81 )



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround and carpeted flooring.

Kitchen / dining room 10'2" x 15'8" (3.10 x 4.80 )



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, granite worktops with upstand above, sink with mixer tap and a range of integrated appliances including : oven, hob and extractor hood above, microwave and dishwasher.

#### Utility area



UPVC double glazed door to the rear garden, UPVC double glazed window, under stairs storage cupboard, tiled flooring and plumbed for a washing machine.

#### W.C.

UPVC double glazed window, tiled flooring and furnished with a low flush W.C.

#### Office

UPVC double glazed window, personal door to the integral garage and carpeted flooring.

#### First floor

##### Landing

With access to the loft hatch and carpeted flooring. Leading to :

### Bedroom one 10'1" x 13'0" (3.08 x 3.98 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

#### En-suite shower room

Tiled walls with splashback panelling and laminate flooring and furnished with a two-piece suite comprising walk-in enclosure with mixer shower and low flush W.C.

### Bedroom two 10'2" x 9'5" (3.11 x 2.88 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

### Bedroom three 6'11" x 19'7" (2.13 x 5.98 )



Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and carpeted flooring.

### Bedroom four 9'11" x 9'0" (3.03 x 2.76 )



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

### Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

### Rear external



The generously sized and enclosed rear garden is mainly laid to lawn with well stocked borders and complimented with patio and wooden decking seating areas. The residence also benefits from having a secured garden room, storage shed, greenhouse and outside tap.

### Aerial view of the property / land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - NOR072089000

Council Tax band - B

### EPC rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low



Mobile Coverage / Signal - Basic 6 Mbps /  
Ultrafast 10000 Mbps  
Broadband - EE / Vodafone / Three / O2  
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.

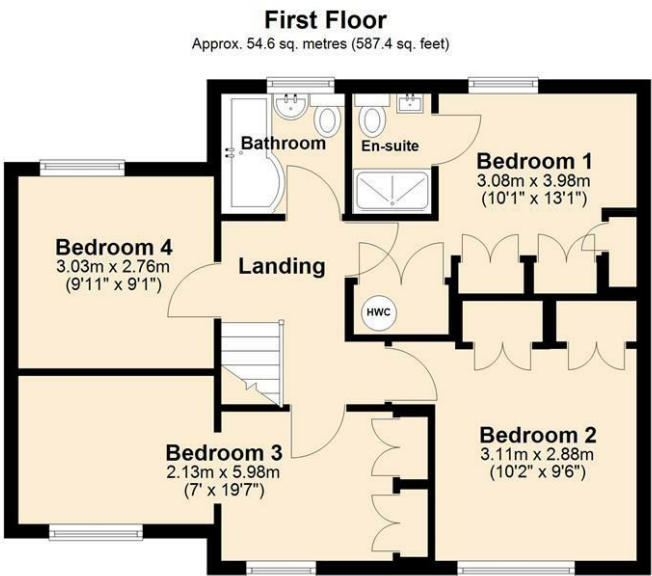
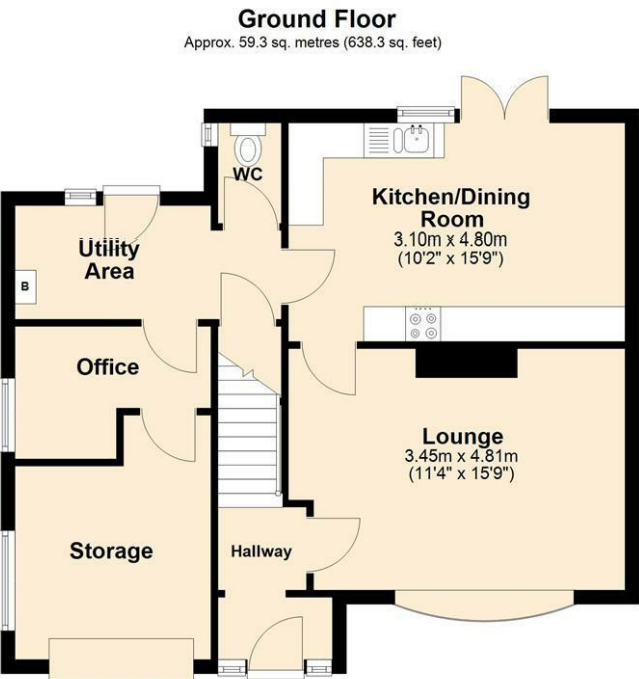
#### Free Market Appraisals / Valuations

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

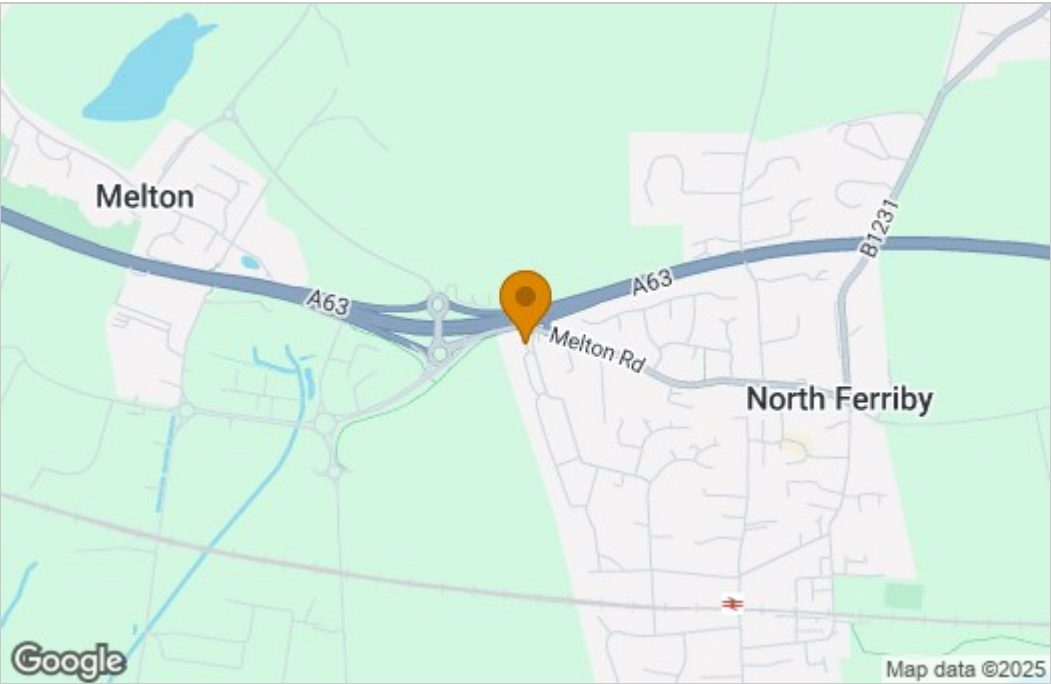
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

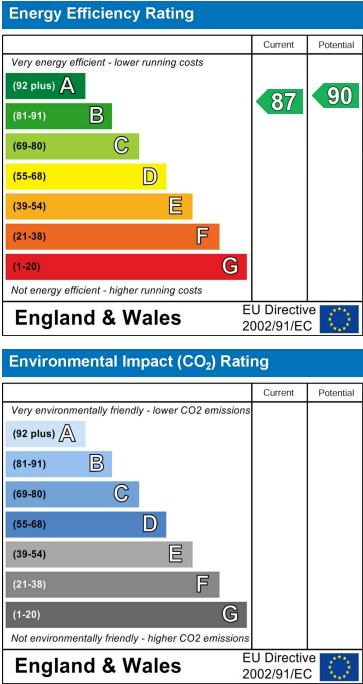


Total area: approx. 113.9 sq. metres (1225.7 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.