

Whitakers

Estate Agents



57 Plantation Drive, North Ferriby, HU14 3BD

£215,000

Whitakers Estate Agents are pleased to introduce this semi-detached property that occupies a substantially sized plot within the picturesque North Ferriby village.

Externally to the front aspect, there is a generously sized garden which is laid to lawn with a paved section, and boundary hedging to the surround; the kerb has been lowered to accommodate off-street parking.

Upon entering, the resident is greeted by an extended hall, which follows to a lounge with log burner, fitted kitchen with utility room off, a dining room that incorporates a cloakroom, and sitting room.

The first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite. A fixed staircase ascends to the second floor and loft room, which could be used as additional living space.

French doors in the dining room open onto a patio seating area that overlooks a lawned garden with well-stocked borders and decorative planting.

The accommodation comprises

Front external



Externally to the front aspect, there is a generously sized garden which is laid to lawn with a paved section, and boundary hedging to the surround; the kerb has been lowered to accommodate off-street parking.

Ground floor

Hall

UPVC double glazed door and window, central heating radiator, fitted storage cupboard, and laminate flooring. Leading to :

Lounge 11'2" x 12'9" maximum (3.42 x 3.89 maximum)



UPVC double glazed window, central heating radiator, log burner with slate inset / hearth and oak mantle, and laminate flooring.

Kitchen 9'11" x 12'9" (3.03 x 3.89)



UPVC double glazed window, central heating

radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated dishwasher, and oven with hob and extractor hood above.

Utility room

UPVC double glazed door, laminate flooring, and fitted with eye level units, worktop with splashback tiles above, and plumbing for a washing machine.

Dining room 14'2" x 8'0" (4.33 x 2.44)



UPVC double glazed French doors, central heating radiator, under stairs storage cupboard, and carpeted flooring.

W.C.

UPVC double glazed window, central heating radiator, partly tiled with laminate flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Bedroom three 6'9" x 8'0" (2.06 x 2.44)



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

First floor

Landing

With fixed staircase to the loft room, two UPVC double glazed windows, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 11'2" x 9'10" (3.42 x 3.02)



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

Bedroom two 10'1" x 10'0" (3.09 x 3.05)



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

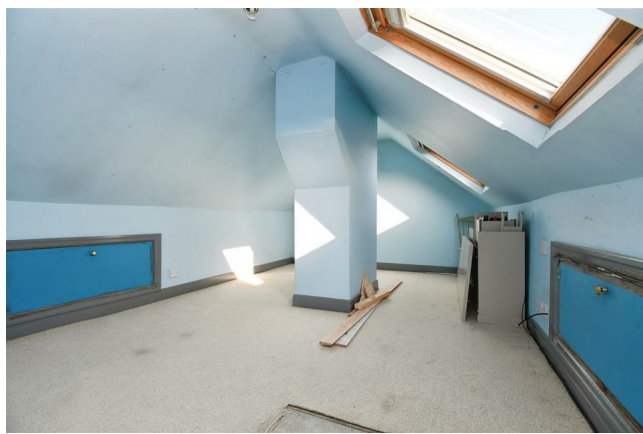
Bathroom



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

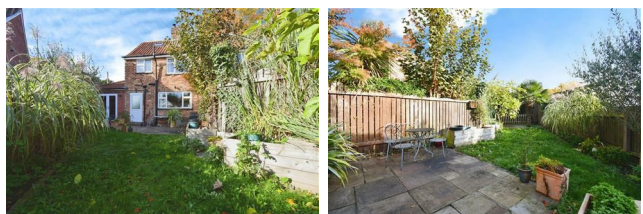
Second floor

Loft room 10'4" x 16'2" (3.17 x 4.95)



two roof style windows, storage in the eaves, and carpeted flooring.

Rear external

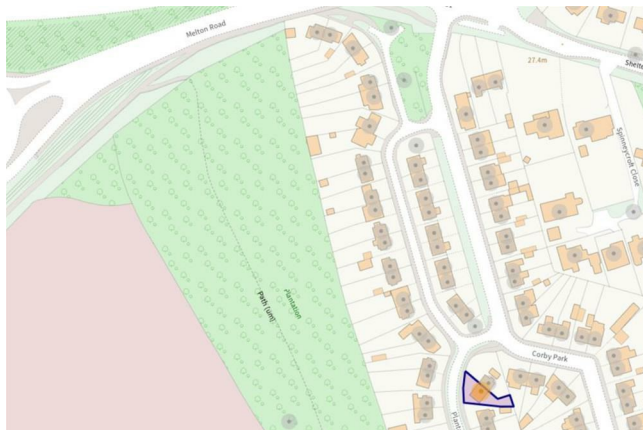


French doors in the dining room open onto a patio seating area that overlooks a lawned garden with well-stocked borders and decorative planting.

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 -
NOR072057000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 21 Mbps / Ultrafast 10000
Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

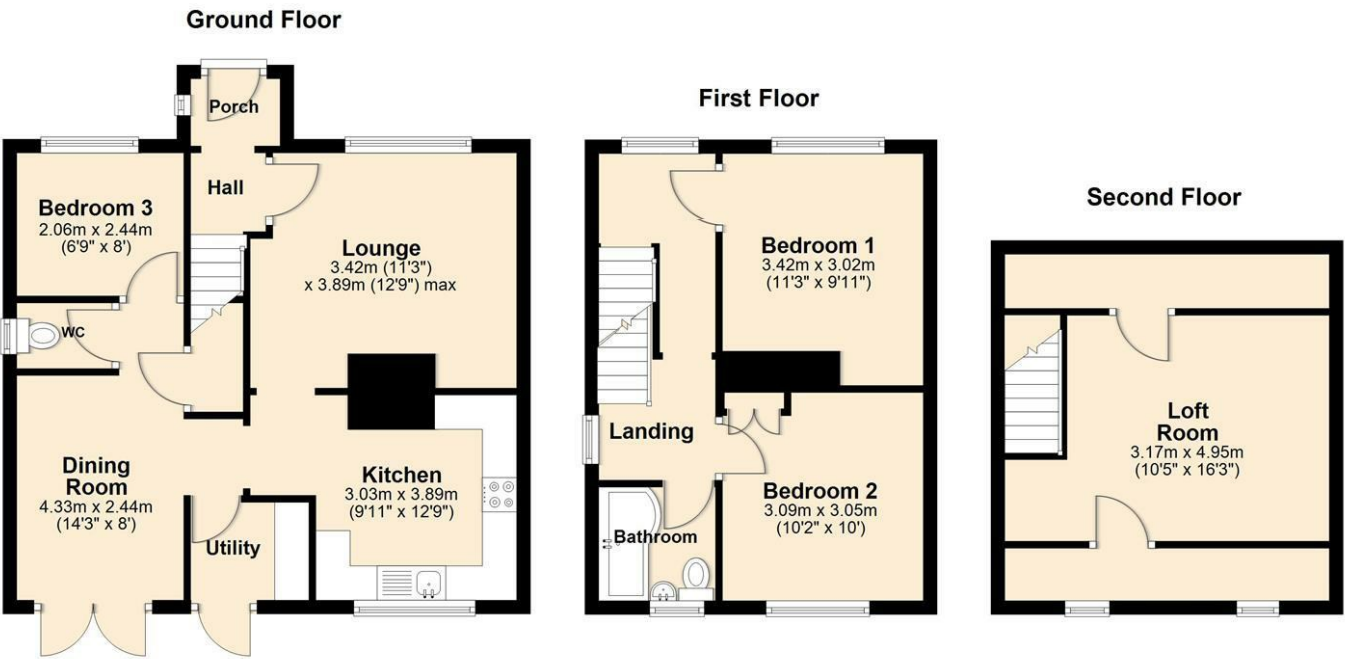
Free Market Appraisals / Valuations

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.

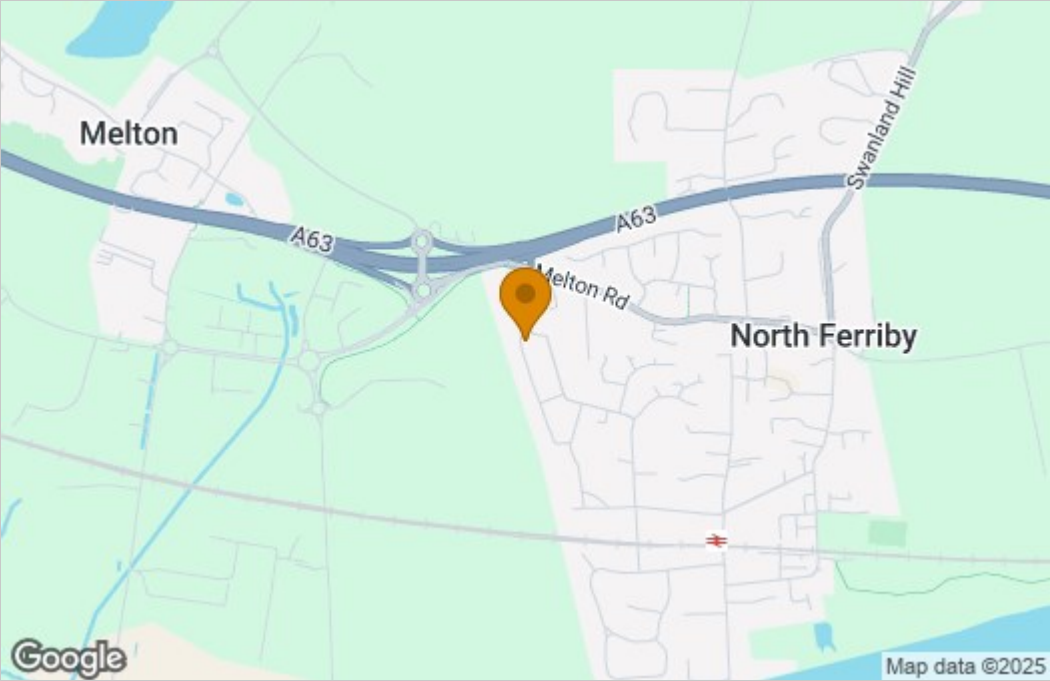
Whitakers Estate Agent Declaration

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.

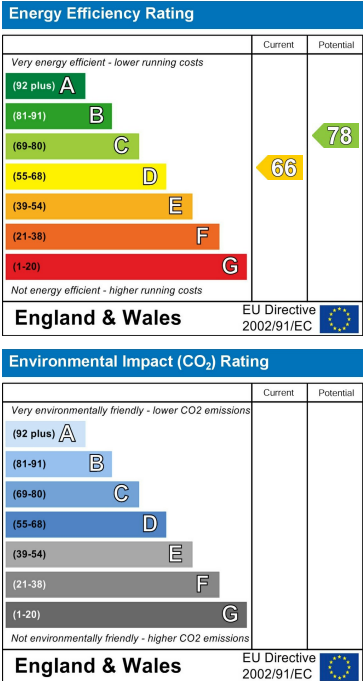
Floor Plan



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.