



SYMONDS + GREENHAM

Estate and Letting Agents



28 Melton Road, North Ferriby, HU14 3ET **Offers in excess of £430,000**

OUTSTANDING FOUR BEDROOM DETACHED PROPERTY - POPULAR NORTH FERRIBY LOCATION - INCREDIBLE POTENTIAL

Nestled in the picturesque village of North Ferriby, this exquisite four-bedroom detached property on Melton Road offers a unique blend of charm and space. Set against the backdrop of a beautiful village, this home provides easy access to amenities such as shops, schools, bars, and restaurants, with supermarkets just a short distance away. Step inside, and you'll be greeted by an abundance of living space and potential. The ground floor boasts a lounge, a sitting room, a study, a kitchen, and a utility room, providing versatile areas for relaxation, work, and entertainment. Upstairs, four generous bedrooms await, offering comfortable accommodations for the entire family.

The main bedroom benefits from an ensuite, adding a touch of luxury to daily living. Beautiful big windows throughout the home flood the space with natural light, creating a warm and inviting atmosphere. Additional features include an integral garage and off-street parking for multiple vehicles, ensuring convenience for residents and guests alike. Outside, the property boasts both a front and rear garden, both mainly laid to lawn, offering ample outdoor space for recreation, gardening, and al fresco dining. This four-bed detached property on Melton Road presents a rare opportunity to own a spacious and versatile home in the heart of a charming village. Don't miss the chance to make this property your own and enjoy the best of village living in North Ferriby.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY

An inviting hallway welcoming you into the home.



UTILITY ROOM

9'11 x 6'9 max (3.02m x 2.06m max)

With space for a fridge freezer, a sink and drainer unit and plumbing for a washing machine.



LIVING ROOM

21'1 x 12'0 max (6.43m x 3.66m max)

A beautiful family room with a large window showing the front garden and doors leading to the rear garden.



STUDY

8'7 x 8'2 max (2.62m x 2.49m max)

A beautiful office space with a lovely window that looks out over the front garden.



SITTING ROOM

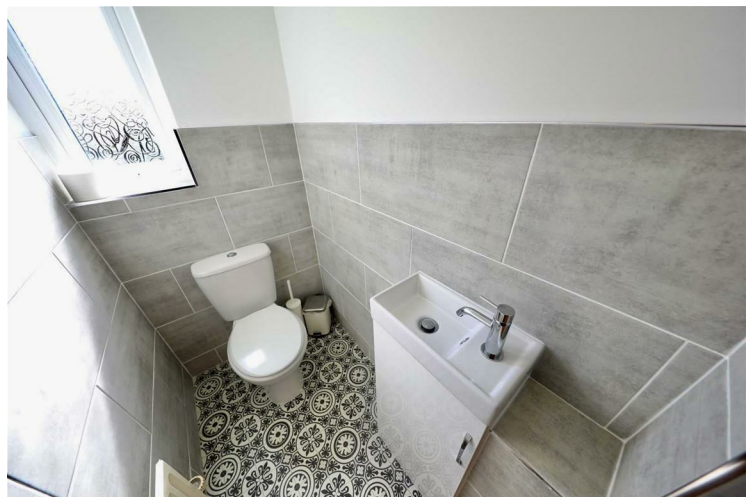
14'7 x 9'10 (4.45m x 3.00m)

Another fantastic family room with excellent natural light.



WC

With a low level WC and a hand basin.



KITCHEN

12 x 11'1 max (3.66m x 3.38m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated hob, an integrated oven and space for a dishwasher.



FIRST FLOOR

BEDROOM 1

13'2 x 11'7 max (4.01m x 3.53m max)

A fantastic main bedroom with plenty of space for storage and ensuite access.



ENSUITE

With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

13'5 x 9'11 max (4.09m x 3.02m max)

Another fantastic bedroom with a walk in wardrobe.



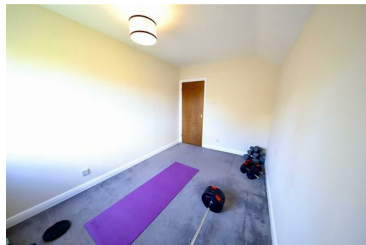
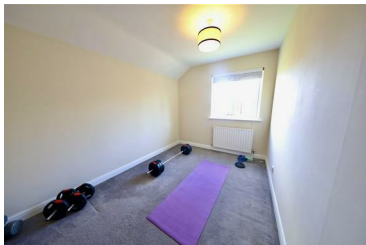
BEDROOM 3

12'0 x 8'1 max (3.66m x 2.46m max)



BEDROOM 4

11'9 x 8'0 max (3.58m x 2.44m max)



BATHROOM

With a low level WC, a hand basin and a bath.



OUTSIDE FRONT

With a front garden and off street parking for multiple vehicles.



OUTSIDE REAR

With a lovely rear garden that is mainly laid to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX

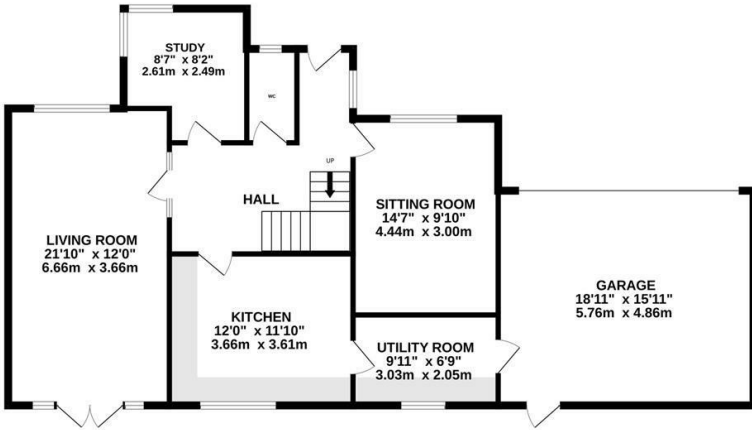
Symonds + Greenham have been informed that this property is in Council Tax Band F.

TENURE

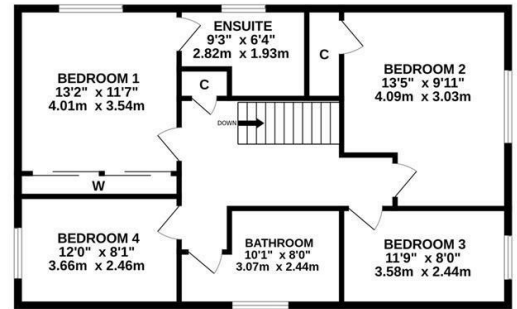
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (02 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

