



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **36 High Street, North Ferriby, HU14 3ER** **£535,000**

**STUNNING FOUR BED DETACHED FAMILY HOME WITH TONS OF OFF-STREET PARKING AND A GENEROUS REAR GARDEN!**

Nestled in the sought-after village of North Ferriby, this stunning detached house on High Street offers a perfect blend of comfort and style. Boasting four spacious bedrooms, including a master bedroom with a recently fitted ensuite, this property is ideal for a large family looking for a new home.

The house has been meticulously redecorated to an exceptional standard by the current owners, ensuring a modern and inviting living space. With three reception rooms and a remarkable 22-foot conservatory, there is no shortage of space for entertaining guests or simply relaxing with your loved ones.

Located in a charming village known for its well-regarded schools and a variety of local amenities such as grocery stores, public houses, and restaurants, this property offers not just a beautiful home, but a vibrant community to be a part of.

If you are in search of a spacious and elegantly finished family home in a desirable location, look no further than this impressive property.



## GROUND FLOOR

### ENTRANCE HALL

with under-stairs cupboard and stairs to first floor



### LOUNGE

20'2 max x 12' max (6.15m max x 3.66m max)  
with electric fire



### DINING AREA

11' max x 10'5 max (3.35m max x 3.18m max)



### CONSERVATORY

22'5 max x 11' max (6.83m max x 3.35m max)  
with french patio doors and single door to rear garden



### KITCHEN

11'4 max x 11'1 max (3.45m max x 3.38m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric oven, integrated microwave oven, induction hob with overhead extractor fan, integrated dishwasher, integrated fridge and storage cupboard.



### UTILITY ROOM

11'4 max x 8' max (3.45m max x 2.44m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, plumbing for washing machine and space for fridge – freezer.



### STUDY

11'8 max x 8' max (3.56m max x 2.44m max)





### DOWNSTAIRS WC

With low-level WC and vanity handbasin.



### FIRST FLOOR



### BEDROOM 1

13'6 max x 11'11 max (4.11m max x 3.63m max)  
With fitted wardrobes and door to ensuite



### ENSUITE SHOWER ROOM

with low-level WC, vanity handbasin and shower cubicle with overhead shower.



### BEDROOM 2

10'8 max x 10'7 max (3.25m max x 3.23m max)  
With fitted wardrobes.



### BEDROOM 3

11'7 max x 9'5 max (3.53m max x 2.87m max)





#### BEDROOM 4

11'10 max x 8'1 max (3.61m max x 2.46m max)



#### BATHROOM

With low-level WC, vanity handbasin, panelled bath with overhead, shower, heated towel rail, floor to ceiling tiles.



#### FRONT GARDEN

The front garden is mainly laid to lawn with a paved driveway, providing offstreet parking for multiple vehicles, leading to the garage.



#### REAR GARDEN

The rear garden is mainly laid to lawn with some low maintenance shrubbery, a raised decking area, and area laid with rubber chippings and access to the store room located to the rear of the garage.



#### CENTRAL HEATING

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

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### SOLAR PANELS

The property benefits from solar panels, for more information please speak to Symonds + Greenham on 01482 444200.

#### TENURE

Symonds + Greenham have been informed that this property is Freehold.

#### COUNCIL TAX BAND

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

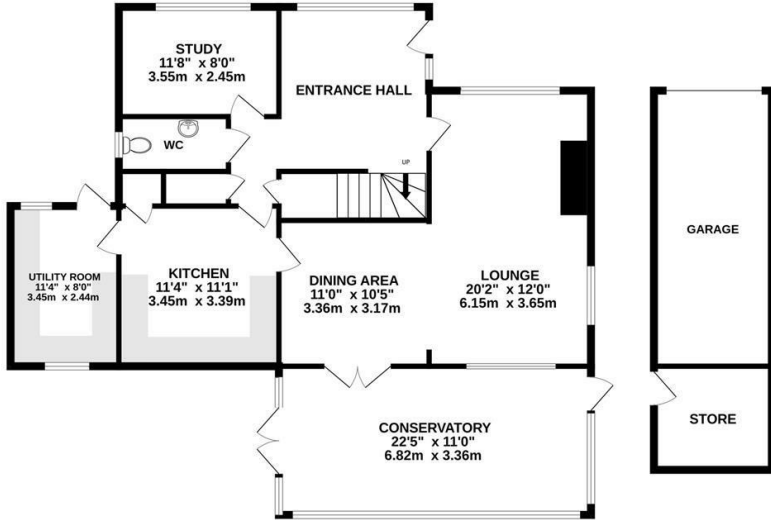
#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

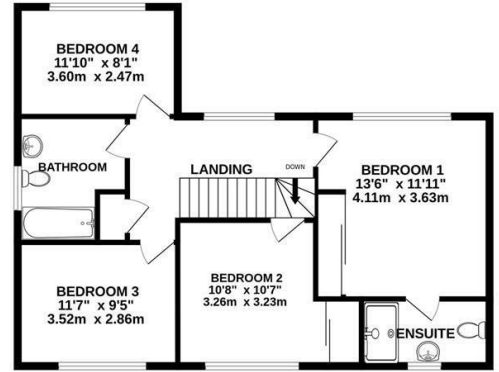
#### VIEWINGS

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

GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.

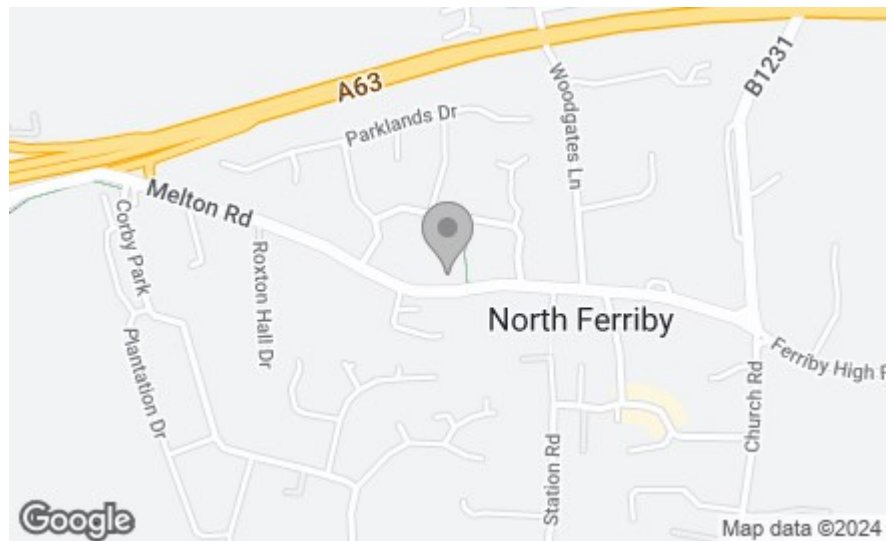


1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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