



## 27 Queensbury Way, Swanland, North Ferriby, East Yorkshire,

HU14 3QF  
£334,950

- Immaculate Detached Three Bedroomed Bungalow
- Contemporary Dining Kitchen with built in appliances
- Master Bedroom with fitted wardrobes
- Two Further Bedrooms
- Off Street Parking
- Spacious Lounge with large Bow window and feature open grate fireplace
- Separate Utility Room with space for washing machine and tumble dryer
- Modern Ensuite Shower Room
- Family Bathroom with separate Bath and Shower cubicle
- Easily Maintainable Gardens to all sides of the property

# 27 Queensbury Way, North Ferriby HU14 3QE

\*\*\* NO ONWARD CHAIN, READY TO MOVE INTO, CALL TODAY TO VIEW \*\*\*

Immaculate Detached Bungalow with Off Street Parking and Gardens to all sides. Accommodation comprising, Spacious Entrance Hall with large storage cupboard. Attractive Lounge with feature Bow window, further window over looking side garden and open grate fireplace. Contemporary Dining Kitchen with built in appliances. Separate Utility Room with space for washing machine and tumble dryer. Master Bedroom with fitted wardrobes and Ensuite Shower Room. Two Further Bedrooms and Family Bathroom with separate shower cubicle and bath. GCH and uPVC double glazing.

EPC rating D  
Council tax band C



Council Tax Band: C





## **ENTRANCE HALL**

8'10" x 15'1" max

Being L Shaped and incorporating large storage cupboard.

## **LOUNGE**

12'1" x 20'8"

with large feature bow uPVC window to front elevation and adjacent uPVC window to side elevation. Feature open grate fireplace with cast surround.

## **DINING KITCHEN**

8'2" x 20'8"

Contemporary fitted kitchen with built in appliances and rolltop working surfaces. Space for dining table and uPVC door to rear garden. Two uPVC window to rear elevation.

## **UTILITY ROOM**

5'2" x 7'6"

with fitted floor and wall units incorporating roll top working surfaces and single drainer sink unit. Plumbed for automatic washing machine and space for tumble dryer. uPVC to side elevation.

## **BEDROOM ONE**

16'4" x 12'1" max

with uPVC window to front elevation.

## **ENSUITE**

9'10" x 6'6"

with a contemporary suite comprising large shower cubicle, low flush WC and wash hand basin. uPVC window to front elevation.

## **BEDROOM TWO**

9'2" x 8'6"

with uPVC window to rear elevation.

## **BEDROOM THREE**

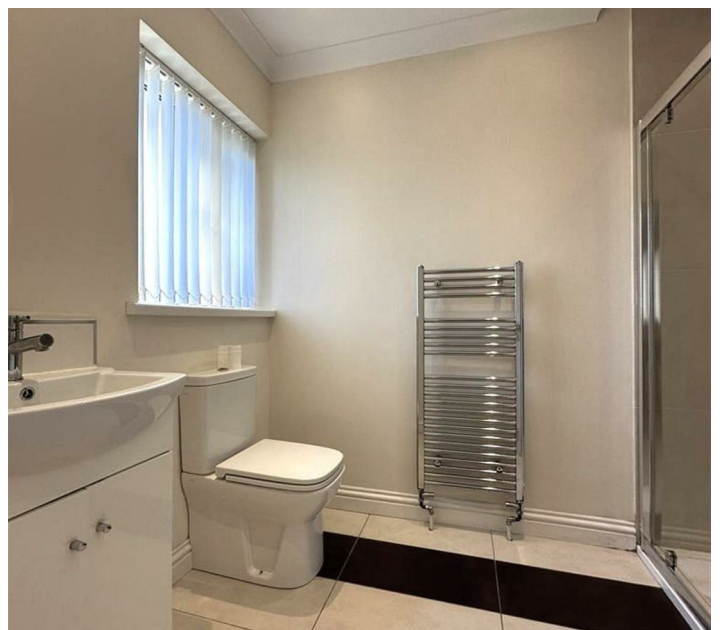
9'10" x 8'2"

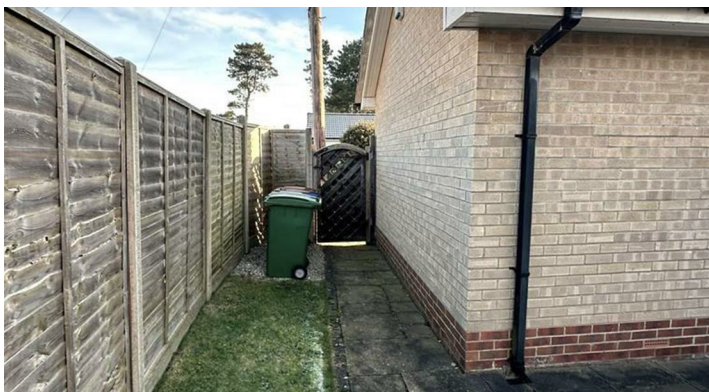
with large floor to ceiling storage cupboard with double hanging rails. uPVC window to front elevation.

## **FAMILY BATHROOM**

8'2" x 6'10"

with a modern four piece suite comprising panelled bath with mixer taps and shower attachment. Separate enclosed shower cubicle. Low flush WC and wash hand basin. Two uPVC windows to rear elevation.









## Directions

## Viewings

Viewings by arrangement only.  
Call 01482307007 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

