



Andrews Road, South Ferriby

Offers over £120,000





KEY FEATURES

- Total Floor Area:- 74 Square Metres
- End of Terrace Home
- Kitchen Diner
- Lounge
- Three Bedrooms
- Bathroom
- Garage
- Low Maintenance Garden
- EPC rating D

DESCRIPTION

****SOLD WITH TENANT IN SITU****

A spacious terraced home located in South Ferriby. This home comprises of a lounge, kitchen diner, utility room, and to the first floor accommodation are two double bedrooms, one single bedroom and family bathroom. Externally having an enclosed rear garden and a garage!

LOCATION

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

PARTICULARS OF SALE

ENTRANCE

Entered via a UPVC door into the hallway, stairs to the first floor accommodation and doors leading to the lounge.

LOUNGE

4.4m x 3.3m

Victorian style fireplace surround, bay window to the front elevation.

KITCHEN DINER

2.8m x 5.3m

Range of wall and base units with contrasting work surfaces. Stainless steel sink, inset electric oven with four ring gas hob. Space for a tall fridge freezer and under counter appliance. Under stairs storage. Window to the rear elevation.

UTILITY ROOM

2.7m x 2.1m

Plumbing for washing machine and space for an under counter appliance. Window to the side elevation and doors leading to the rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

2.8m x 3.5m

Window to the rear elevation.

BEDROOM TWO

3.3m x 3.2m

Window to the front elevation.

BEDROOM THREE

2m x 1.6m

Window to the front elevation. Cupboard housing an Ideal combi boiler.

BATHROOM

1.4m x 2.2m

Three piece suite incorporating a bath tub with electric shower over, pedestal wash hand basin and low flush WC. Window to the rear elevation.



OUTSIDE THE PROPERTY

FRONT ELEVATION

Predominantly laid to lawn.

REAR ELEVATION

Enclosed low maintenance concrete garden. Metal constructed garden shed. Doors to the Garage.

GARAGE

2.6m x 5.6m

Lighting and power

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

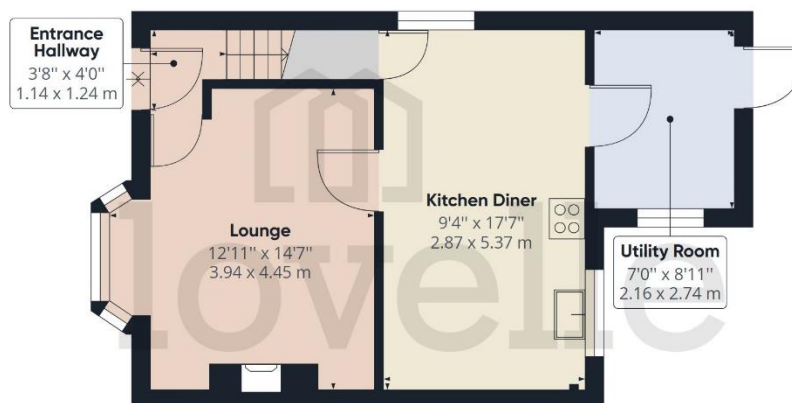
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor Building 1

