



North End, South Ferriby, North Lincolnshire

Offers over £225,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area:- 160 Square Metres
- Grade II Listed Property
- Kitchen Diner
- Sitting Room & Lounge
- Utility Room
- Lean-To
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Rear Courtyard
- Workshop





DESCRIPTION

****NO CHAIN****

Nestled in the picturesque village of South Ferriby and immaculately presented throughout is this delightful grade II listed, semi detached house.

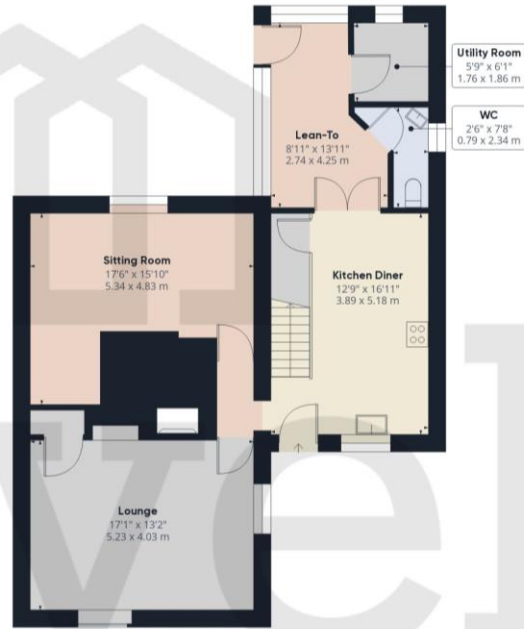
As you approach this deceptively spacious property, you are greeted by a charming front courtyard with the workshop in plain sight and the rear courtyard with parking and a quaint patio. Once inside, it opens up to a bright lounge with a rustic inglenook fireplace, for those cold winter evenings. And a cosy sitting room hiding a Tudor bread oven. Finished with a country style kitchen and the adjoining lean-to, the perfect space to entertain and receive guests in. Not to forget the downstairs WC and utility room, adding functionality and conveniences to the property. While the first floor offers three good sized bedrooms and a modern family bathroom.

This property is more than a home, it's a lifestyle.

Book your viewing today.



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

North End, South Ferriby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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.

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 01652636587 to arrange an appointment.

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

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 <https://www.lovelle.co.uk/privacy-policy/> 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.

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.

Follow us on:



ENTRANCE

Entered through a wooden door into the kitchen diner.

LOUNGE *5.2m x 4m*

Bright and airy room with a feature inglenook fireplace housing an open flame fire. Finished with a storage cupboard. Dual aspect with two wooden sash windows to the front and side elevation.

SITTING ROOM *5.3m x 4.8m*

Quaint room with a tudor bread oven and a brick fireplace adding rustic charm to the property. Wooden window to the rear elevation.

KITCHEN DINER *3.8m x 5.1m*

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Freestanding four ring electric cooker with double ovens. Inset stainless steel sink and drainer with hot and cold water taps. Finished with a handy under stairs cupboard. Stairs to the first floor accommodation, doors to the living room, sitting room and the lean-to. Wooden sash window to the front elevation.

LEAN-TO *2.7m x 4.2m*

Fully double glazed and constructed on a low rise brick wall with a polycarbonate roof. Door to the rear courtyard and patio.

WC *0.7m x 2.3m*

Two piece suite incorporating a low flush WC and a corner wash hand basin with hot and cold water taps. Wooden window to the side elevation.

UTILITY ROOM *1.7m x 1.8m*

Plumbing for a washing machine. Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *5.2m x 3.2m*

Wooden sash window to the front elevation.

EN-SUITE *4m x 0.9m*

Three piece suite incorporating a shower cubicle with an electric shower over, low flush WC and a wash hand basin with hot and cold water taps.

BEDROOM TWO *4.3m x 4.1m*

Fitted double wardrobe and two wooden windows to the rear elevation.

BEDROOM THREE *2.8m x 3.3m*

Fitted storage shelving and a wooden sash window to the front elevation.

FAMILY BATHROOM *2.8m x 1.7m*

Modern three piece bathroom suite incorporating a bathtub with a mixer tap, push button WC and a wash hand basin built into a vanity unit. Wooden window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Low maintenance front garden, fully laid with patio stones with a decorative brick wall and gated access to the rear of the property. Access to the workshop.

WORKSHOP 4.6m x 3.4m

REAR ELEVATION

Low maintenance rear courtyard with allocated parking spaces and a delightful patio area. Steps leading to the rear of the property.

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.

