



Sluice Road, South Ferriby, North Lincolnshire

Offers over £170,000

 3  1  2


lovelle



Key Features

- TOTAL FLOOR AREA: 99 SQUARE METRES
- DETACHED HOME
- SENSATIONAL VIEWS
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- KITCHEN DINER
- SHOWER ROOM
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- ENCLOSED GARDEN
- EPC rating C





DESCRIPTION

Don't miss this amazing opportunity to acquire a three bedroom detached home in the wonderful village of South Ferriby. This property has views which are unmatched! Comprising of a lounge, kitchen diner, further reception room, shower room, and garage. To the first floor are three bedrooms with sensational views over the River Humber!

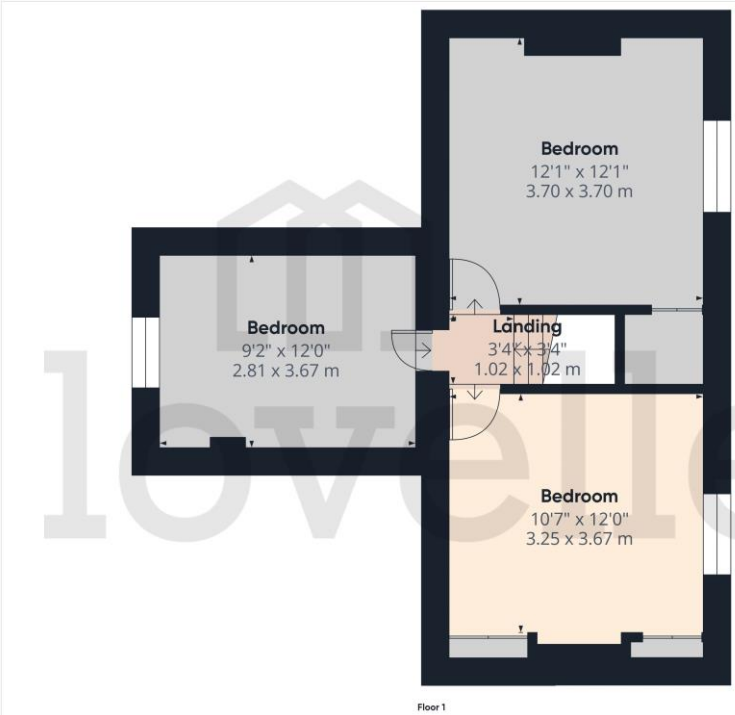
Book your viewing today!

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.



FLOORPLAN



Sluice Road, South Ferriby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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.lovell.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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

ENTRANCE

Entered via a wooden door into the porch which has a door to the hallway.

KITCHEN DINER *3.66m x 3.61m (12'0" x 11'10")*

Range of wall and base units with contrasting work surfaces. Four ring hob, oven and stainless steel sink. Window to the front elevation.

LOUNGE *3.64m x 3.64m (11'11" x 11'11")*

Window to the front elevation.

RECEPTION ROOM *5.01m x 3.81m (16'5" x 12'6")*

Dual aspect having two windows to the rear elevation and one to the side.

SHOWER ROOM *2.7m x 2.66m (8'11" x 8'8")*

Three piece suite incorporating a push button WC, pedestal wash hand basin and shower cubicle.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.7m x 3.7m (12'1" x 12'1")

Window to the front elevation.

BEDROOM TWO 3.67m x 3.25m (12'0" x 10'8")

Window to the front elevation.

BEDROOM THREE 3.67m x 2.81m (12'0" x 9'2")

Window to the rear elevation.

OUTSIDE THE PROPERTY

GARAGE 5.02m x 3.07m (16'6" x 10'1")

Power and lighting.

FRONT ELEVATION

Driveway providing off street parking.

REAR ELEVATION

Enclosed rear garden.

EXTRA FEATURES

Solar panels. Air source heat pump.

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BROADBAND TYPE

Standard- 3 Mbps (download speed), 0.4 Mbps (upload speed),
Superfast- 69 Mbps (download speed), 16 Mbps (upload speed),
Ultrafast- 900 Mbps (download speed), 450 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - EE, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

