



Sluice Road, South Ferriby, North Lincolnshire

£125,000





lovelle

Key Features

- Total Floor Area:- 92 Square Metres
- Lounge
- Dining Room
- Fully Equipped Kitchen
- Two Double Bedrooms
- Shower Room
- Family Bathroom
- Enclosed Rear Garden
- Off Street Parking
- Central Location
- EPC rating D





DESCRIPTION

Located just a short walk from local amenities, this end of terrace home has much to offer. Could this be your ideal home?

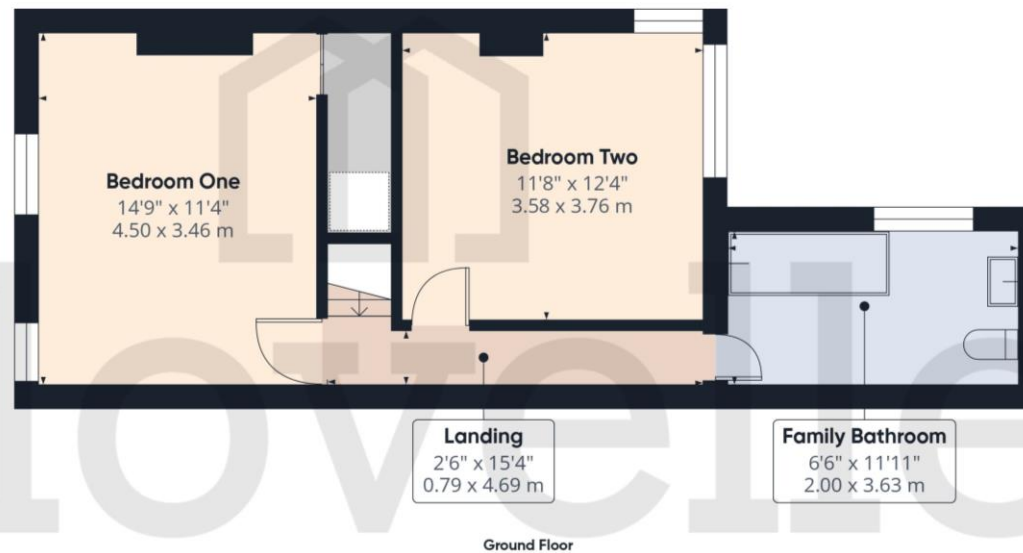
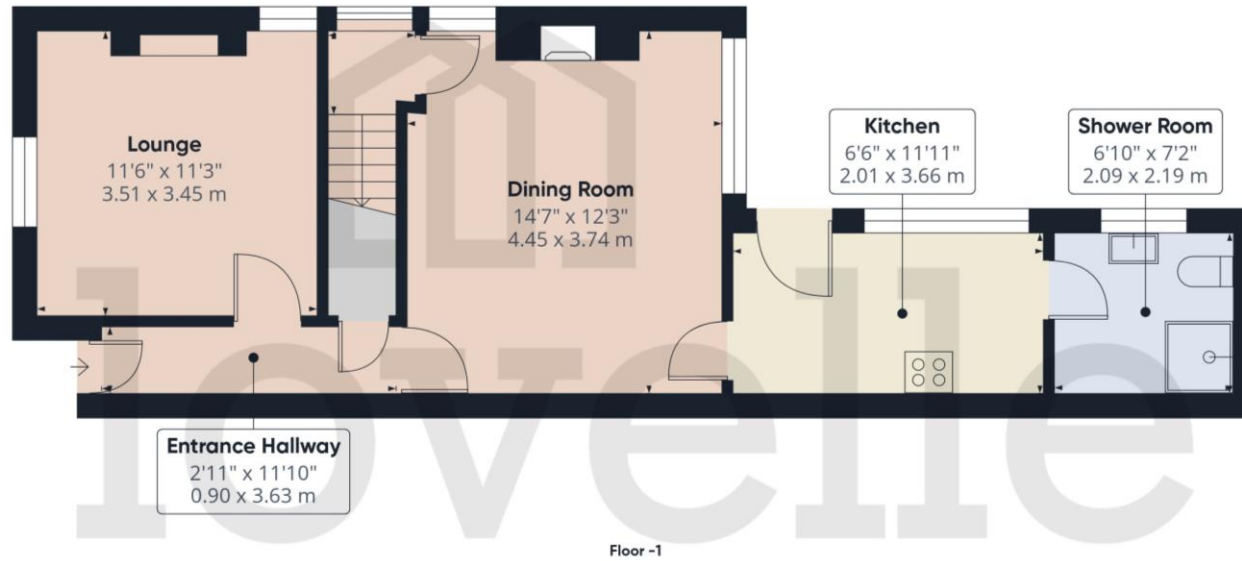
Comprising of a bright and airy lounge, charming dining room with an adjacent kitchen and a handy downstairs shower room. While the first floor offers two double bedrooms and a family bathroom.

The rear of the property opens with a cosy patio taking you to the driveway and further on the rear garden. Fully enclosed by evergreen hedging and finished with gated access.

Do not miss out, book your viewing today!



FLOORPLAN



Sluice Road, South Ferriby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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		
69-80	C		
55-68	D	61 D	80 C
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.

Follow us on:



ENTRANCE 0.9m x 3.63m (3'0" x 11'11")

Entered through a half glazed UPVC door into the hallway, doors to the lounge and dining room.

LOUNGE 3.51m x 3.45m (11'6" x 11'4")

Bright and airy space.

Dual aspect with windows to the front and side elevation.

DINING ROOM 4.45m x 3.74m (14'7" x 12'4")

Spacious room with a feature cast iron multifuel burner housed within an Inglenook fireplace and sitting on a marbled hearth. Perfect for those cold winter evenings.

Finished with a delightful dining area.

Dual aspect with windows to the side and rear elevation and a staircase to the first floor accommodation.

KITCHEN 2.01m x 3.66m (6'7" x 12'0")

Range of wall and base units with contrasting work surfaces and upstands. White composite sink and drainer with a swan neck mixer tap. Integral dishwasher and plumbing for a washing machine. Inset electric oven with a four ring hob and an extraction canopy over. Space for a tall fridge freezer. Window and a half glazed UPVC door to the side elevation.

SHOWER ROOM 2.09m x 2.19m (6'11" x 7'2")

Three piece suite incorporating a corner shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap.

Ceramic tiles throughout and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.5m x 3.46m (14'10" x 11'5")

Handy storage cupboard and two windows to the front elevation.

BEDROOM TWO 3.58m x 3.76m (11'8" x 12'4")

Dual aspect with windows to the side and rear elevation.

FAMILY BATHROOM 2m x 3.63m (6'7" x 11'11")

Three piece suite incorporating a bathtub with hot and cold water taps and a rain shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Ceramic tiles throughout and a window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Mature established front garden, surrounded by evergreen hedging offering privacy from the surrounding properties.

REAR ELEVATION

Substantial rear garden with off street parking and gated access. Further on there is an orchard area with fruit trees and a manicured lawn. Fully enclosed by fencing and evergreen shrubs.

Perfect for someone who loves nature.

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.

BROADBAND TYPE

Standard- 2 Mbps (download speed), 0.4 Mbps (upload speed),
Superfast- 51 Mbps (download speed), 8 Mbps (upload speed),
Ultrafast- 900 Mbps (download speed), 450 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

