



Sluice Road, South Ferriby, North Lincolnshire

£195,000

3 1 1

lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 86 Square Metres
- Reception Room
- Kitchen Diner
- Three Bedrooms
- Bathroom & WC
- Utility Room
- Pantry
- Ample Driveway
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

****NO CHAIN****

This recently refurbished property is on the market looking for new owners to put their own stamp on it.

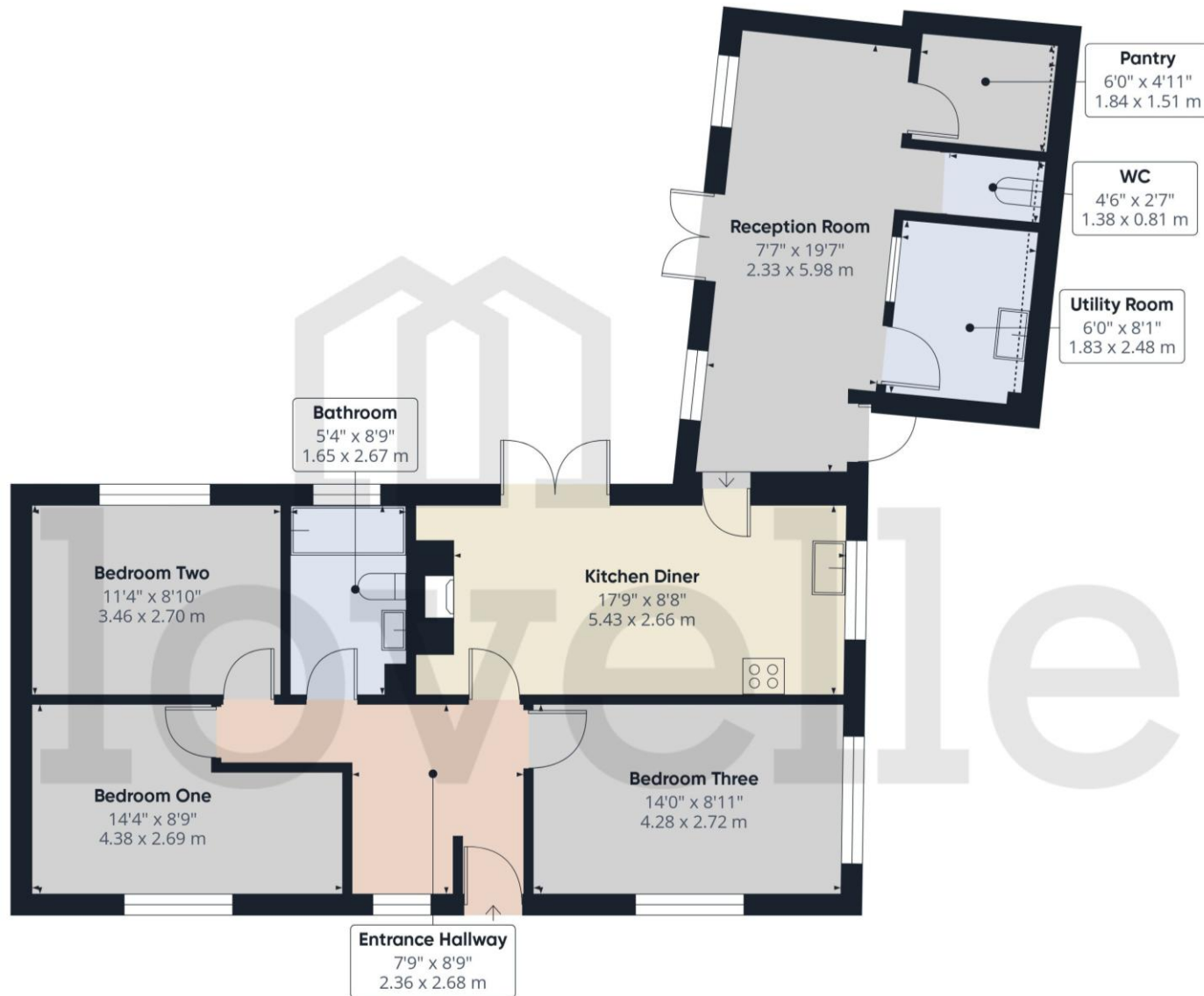
A generously proportioned accommodation, opening with a gated driveway offering ample off street parking. Once inside, the spacious hallway invites you in. To the right is the third bedroom while to the left are two further bedrooms and a family bathroom. While straight on is the fully equipped kitchen diner. Not to forget, the adjacent reception room and utility areas. Adding endless possibilities.

Finishing this home is the rear garden, fully enclosed by fencing and offering privacy from the surrounding properties. Mainly laid with a patio and adorned with mature trees and shrubbery.

VIEWING HIGHLY RECOMMENDED!



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		81 B
69-80	C		
55-68	D	64 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.

Follow us on:



ENTRANCE 2.36m x 2.68m (7'8" x 8'10")

Entered through a UPVC door into the hallway. Doors to all principal rooms.

KITCHEN DINER 5.43m x 2.66m (17'10" x 8'8")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Inset electric oven with a four ring hob and an extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap.

Finished with a dining area and double opening French doors to the rear garden.

Window to the side elevation and a door to the utility areas.

RECEPTION ROOM 2.33m x 5.98m (7'7" x 19'7")

Great multi-use space. Potential to be a study, family room or a further living area.

UTILITY ROOM 1.83m x 2.48m (6'0" x 8'1")

Minimal range of units with a contrasting work surface and tiled splashback. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a further under counter appliance.

WC 1.38m x 0.81m (4'6" x 2'8")

Push button WC.

PANTRY 1.84m x 1.51m (6'0" x 5'0")

Storage shelving.

BEDROOM ONE 4.38m x 2.69m (14'5" x 8'10")

Window to the front elevation.

BEDROOM TWO 3.46m x 2.7m (11'5" x 8'11")

Window to the rear elevation.

BEDROOM THREE 4.28m x 2.72m (14'0" x 8'11")

Bright and airy room with windows to the front and side elevation.

BATHROOM 1.65m x 2.67m (5'5" x 8'10")

Three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator. Decorative tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Gated and fully enclosed front garden with shrubbery and fencing surrounding it. Gravelled driveway offering ample off street parking.

REAR ELEVATION

Enclosed by wooden fencing and mature trees, shrubbery and with a delightful patio area. Finished with a timber constructed garden shed.

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- 3 Mbps (download speed), 0.5 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - OK,
Available - EE, Three, 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.

