



Red Lane, South Ferriby, North Lincolnshire

Offers over £110,000



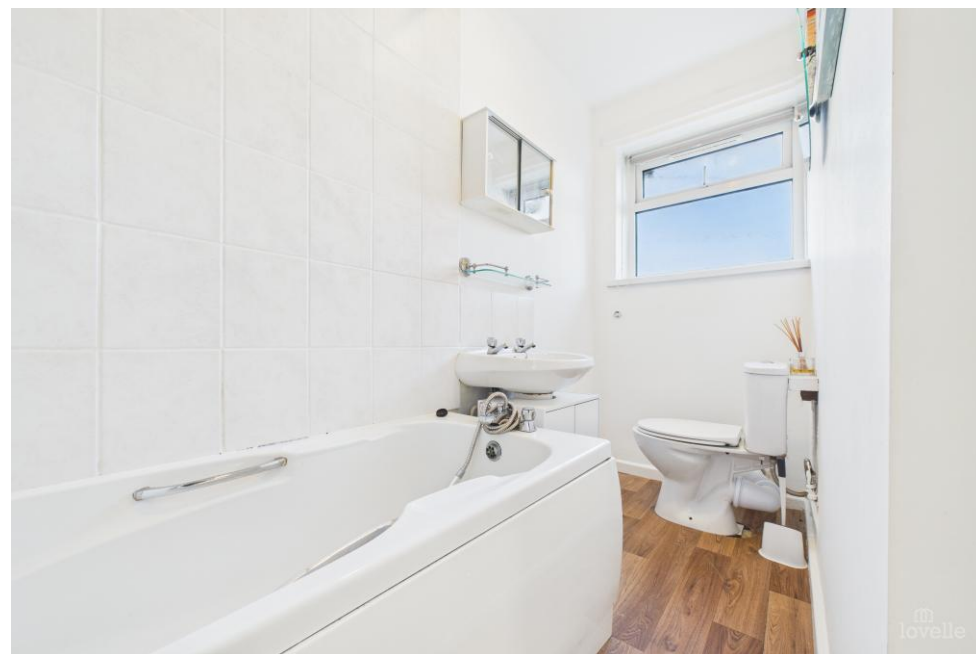

lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area:- 96 Square Metres
- Living Room
- Dining Room & Kitchen
- Utility Room & Storage
- Three Bedrooms
- Family Bathroom
- Detached Garage
- Enclosed Rear & Front Gardens
- Countryside Location
- EPC rating D





DESCRIPTION

****NO CHAIN****

A charming riverside cottage, waiting for someone new to move in and put their own stamp on it.

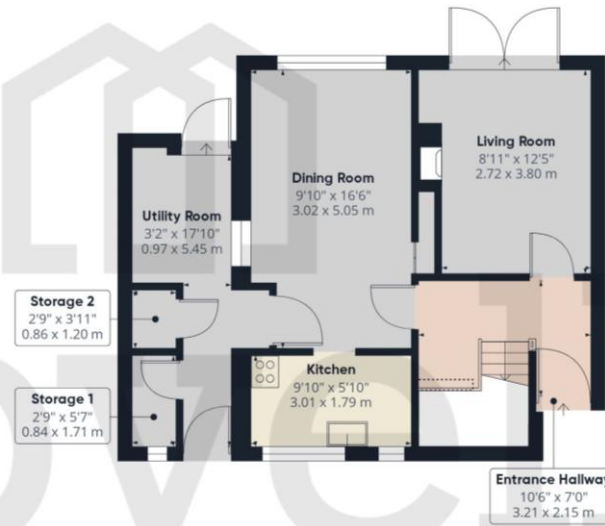
Don't miss the opportunity to acquire this three bedroom home. Incorporating a kitchen with an adjacent dining room and a further living room. Not to forget the utility room and storage, adding convenience and versatility to the property. While the first floor offers three bedrooms and a family bathroom.

To the rear there is a fully enclosed rear garden and a spacious front garden, perfect to relax in or receive guests. Finished with a detached garage.

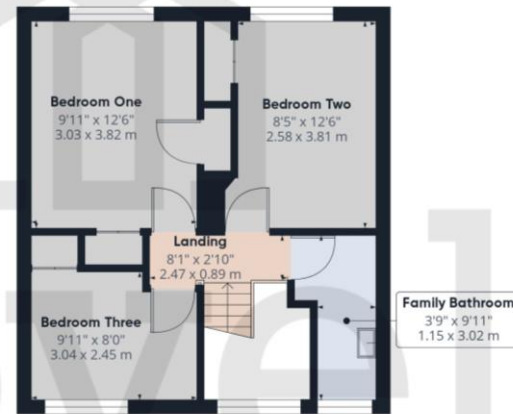
Viewing of this home is a must!



FLOORPLAN



Ground Floor



Floor 1



Red Lane, 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		104 A
81-91	B		
69-80	C		
55-68	D	61 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 3.21m x 2.15m (10'6" x 7'1")

Entered through a half glazed composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy under stairs storage cupboard.

LIVING ROOM 2.72m x 3.8m (8'11" x 12'6")

Great space to entertain guests, friends or family. Double opening French doors to the rear elevation. Finished with a mid-century modern fireplace.

KITCHEN 3.01m x 1.79m (9'11" x 5'11")

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding cooker with a double oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine and space for an under counter appliance.

Two windows to the front elevation.

DINING ROOM 3.02m x 5.05m (9'11" x 16'7")

Bright and airy room with a window to the rear elevation and a UPVC door to the utility areas. Finished with a mid-century modern fireplace, adding rustic charm to this property.

UTILITY ROOM 0.97m x 5.45m (3'2" x 17'11")

Space for under counter appliances and a tall fridge freezer. Half glazed UPVC door to the rear elevation.

STORAGE 1 0.84m x 1.71m (2'10" x 5'7")

STORAGE 2 0.86m x 1.2m (2'10" x 3'11")

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.03m x 3.82m (9'11" x 12'6")

Window to the rear elevation and two storage cupboards.

BEDROOM TWO 2.58m x 3.81m (8'6" x 12'6")

Window to the rear elevation and a storage cupboard.

BEDROOM THREE 3.04m x 2.45m (10'0" x 8'0")

Window to the front elevation and a storage cupboard.

FAMILY BATHROOM 1.15m x 3.02m (3'10" x 9'11")

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

Decorative tiles to the wet areas and a window to the front elevation.

OUTSIDE THE PROPERTY:**DETACHED GARAGE**

Up and over door. Allocated parking space.

FRONT ELEVATION

Substantial front garden overlooking the river Ancholme and the cement works. Fully enclosed by fencing and mature shrubbery and finished with a manicured lawn.

(Shared walking access between multiple properties.)

REAR ELEVATION

Fully enclosed by fencing and mature shrubbery with a lawn and a patio area. Great space to relax in or enjoy a moment to yourself.

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- 27 Mbps (download speed), 2 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

