

1, Selwyn Avenue,  
North Ferriby, HU14 3AF  
Offers In The Region Of £360,000

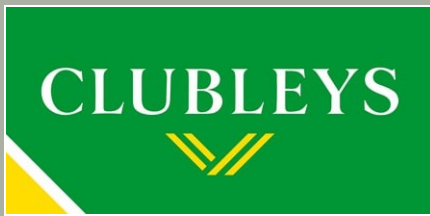


This quirky traditional semi detached family home is bursting with character and charm. The property boasts three separate reception rooms, with three spacious bedrooms to the first floor and an additional fixed staircase leading to a 2nd floor loft space with velux window.

The split-level gallery landing with an imposing feature window brings welcome light to the property.

Outside, the established and mature wrap-around gardens with a rear garden area gravelled for easy maintenance. Additional side access to a detached brick garage provides secure parking or extra storage space.

Benefiting from gas central heating and double glazing, this property is not only charming but also practical. Don't miss the opportunity to view and really see just what it offers in terms of versatility and space, in the heart of the popular village of North Ferriby.



Tenure: Freehold  
BAND:

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Feature entrance porch with panelled wooden door leads into..

### ENTRANCE HALL

With staircase off to the first floor, under stairs storage cupboard, picture rail, radiator and ceiling light.

### LIVING ROOM

4.52m x 3.77m (14'9" x 12'4")

Spacious dual aspect room with angled bay window, side window, feature fireplace with marble inset and hearth housing an open fire. Ceiling light, radiator and half glazed door off into the entrance hall.

### DINING ROOM

3.80m x 3.10m (12'5" x 10'2")

With a window to the rear elevation, radiator, feature brick fireplace with mantle, ceramic flooring and ceiling light.

### SITTING ROOM

3.62m x 3.34m (11'10" x 10'11")

With built in storage cupboards either side of the recess, light oak wooden flooring, aluminum 'old school' type radiator and ceiling light.

### L SHAPED KITCHEN

3.79m x 4.01m (12'5" x 13'1")

Dual aspect kitchen having a good range of dark pine effect wall and floor units with complimentary work surfaces incorporating, one and a half bowl sink unit with mixer tap, concealed extractor fan, integrated double oven and four ring gas hob. tiling to the floor.

### LOBBY

Door off to the side elevation and radiator. Door into..

### CLOAKROOM

0.91m x 1.42m (2'11" x 4'7")

Low level WC and tiling to the walls.

## FIRST FLOOR

### LANDING

With large deep feature window, ceiling light and radiator.

Staircase to second floor.

### MASTER BEDROOM

4.70m x 4.52m (15'5" x 14'9")

Spacious dual aspect bedroom with angled bay window, side window, two recessed storage cupboard, central ceiling light, dado rail and radiator.

### BEDROOM TWO

3.74m x 3.45m (into bay) (12'3" x 11'3" (into bay))

With window to the rear elevation, ceiling light and radiator.

### BEDROOM THREE

3.62m x 3.02m (11'10" x 9'10")

Angled bay window to the rear elevation, built in cupboards, ceiling light and radiator.

### FAMILY BATHROOM

4.62m x 2.59m (to cupboards) (15'1" x 8'5" (to cupboards))

Suite comprising of white panelled bath with waterfall shower and hand held attachment over, High flush WC, victorian style pedestal wash hand basin with antique feature taps, large vanity area and built in cupboards to one wall, light oak vinyl flooring, shaver socket and chrome towel heated radiator. Hatch to loft.

### SPLIT LEVEL LANDING

With window to the side elevation.

### FURTHER LANDING

With staircase off to the & storage cupboard.

### LOFT

with velux window.

### OUTSIDE

To the front of the property are beautiful wrap around gardens with side gate access, laid mainly to lawn with mature trees, shrubs, flowerbeds and a side gated passage to the rear garden. Private rear garden gravelled for ease of maintenance, paved pathway runs the full length of the garden, with conifers to the boundary, mature trees, shrubs & flower beds. Side access to the garage .

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas and electricity.

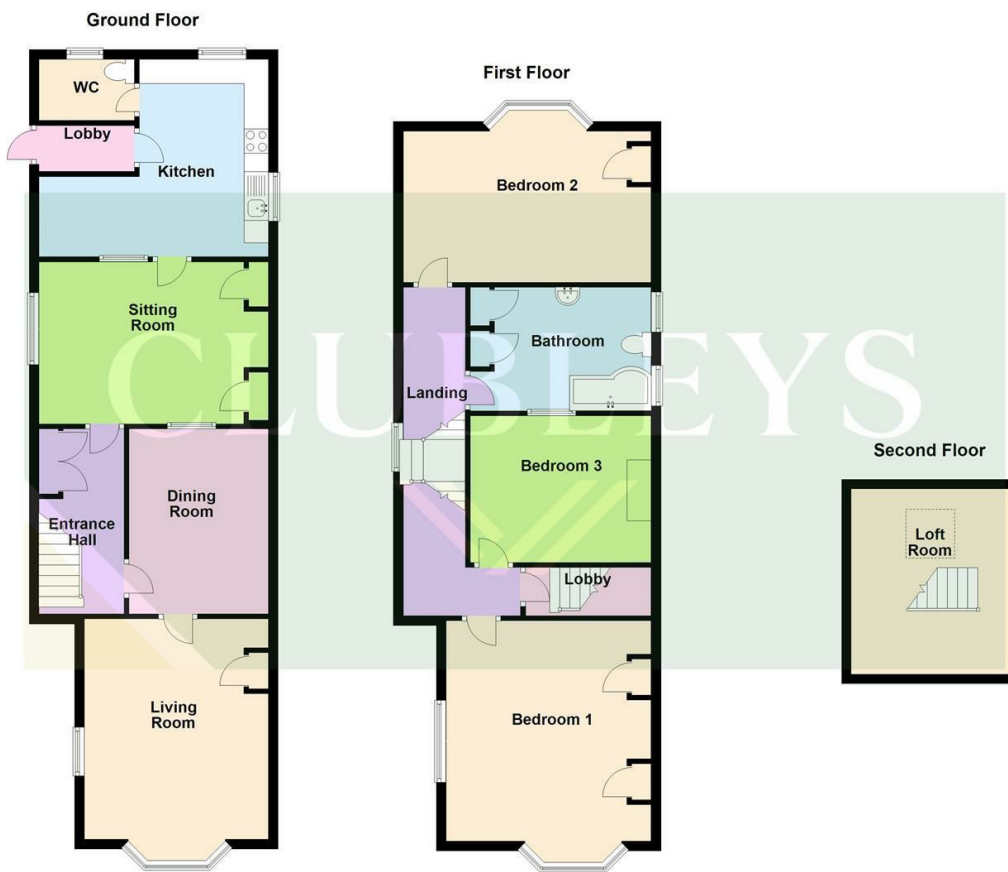
### APPLIANCES

None of the appliances have been tested by the selling agent.









**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

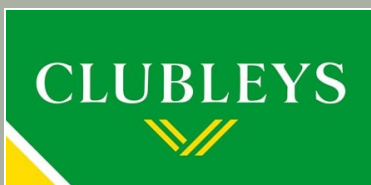
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.