

17, Highfield Way,
North Ferriby, HU14 3BG
Offers In The Region Of £295,000



ABOUT THE PROPERTY

Welcome to Highfield Way, North Ferriby - a charming location for this delightful detached bungalow. This property boasts a spacious reception room, three bedrooms, bathroom and shower room. The property's layout is ideal for those seeking single-level living or looking to downsize without compromising on comfort.

Highfield Way offers a wonderful opportunity to enjoy the benefits of bungalow living in a sought-after location. Don't miss the chance to make this charming property your new home sweet home in North Ferriby.

Tenure - Freehold

Council Tax - D

EPC - D







Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

uPVC external door with glazed side panels. Coving to ceiling.

KITCHEN

3.54 x 3.51 (11'7" x 11'6")

Range of wall and floor units with complimenting work surfaces, incorporating integrated dishwasher, four ring hob, with extractor fan over. Space for fridge freezer, plumbing for washing machine, cupboard housing gas fired central heating boiler. Side external door.

LIVING ROOM

3.62 x 5.46 (11'10" x 17'10")

Feature fireplace housing coal effect gas fire. Telephone and television point. Coving to ceiling.

SHOWER ROOM

Light coloured suite comprising of low level WC, shower cubicle and corner hand basin. Tiled walls. Shaver socket. Extractor fan.

INNER HALLWAY

Airing cupboard housing hot water cylinder. The loft is fully boarded and access ladder and light.

BEDROOM ONE

4.58 x 2.80 (15'0" x 9'2")

Coving to ceiling.

BEDROOM TWO

3.55 x 2.92 (11'7" x 9'6")

Fitted wardrobes with over head storage.

BATHROOM

Pale three piece suite comprising of low level WC, pedestal hand basin, panelled bath. Tiling to walls.

BEDROOM THREE

2.60 x 3.79 (8'6" x 12'5")

Sliding doors to conservatory.

CONSERVATORY

3.23 x 2.73 (10'7" x 8'11")

uPVC windows and French doors to rear garden. Polycarbonate roof.

EXTERNAL

Side driveway provides ample parking and access to double garage.

The front garden is laid to lawn with planted borders.

The rear garden having paved patio area, lawn, shrubbery to borders, greenhouse, hedge and fencing to perimeters.

Garage having up and over door, power and lighting. Side door.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity and drainage are connected to the property.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor



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

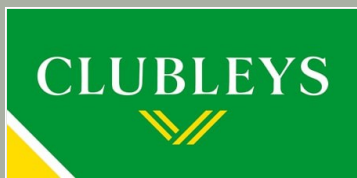
FREE VALUATIONS FOR SALE

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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(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.