



**23 Plantation Drive
North Ferriby HU14 3BD**

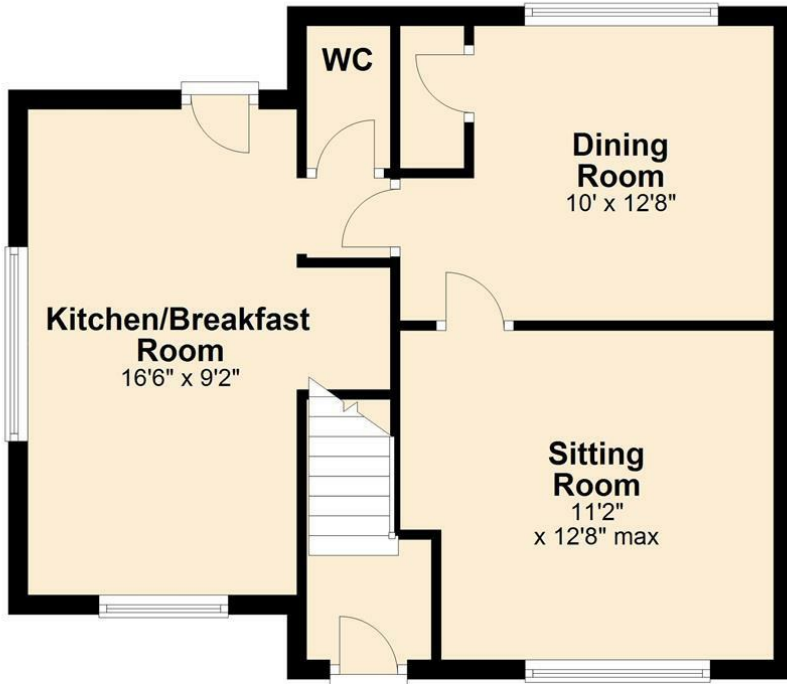
**Reduced £177,500
FREEHOLD**

This semi detached property is situated in the popular village of North Ferriby conveniently placed for access to the A63 and approximately 10 miles from the city of Hull. The property has the benefit of gas central heating and double glazing and briefly comprises; sitting room, dining room, kitchen/breakfast room, w.c. two bedrooms and a bathroom. Outside there are gardens, a driveway and a garage. **IDEAL FOR FIRST TIME BUYERS. NO CHAIN.**

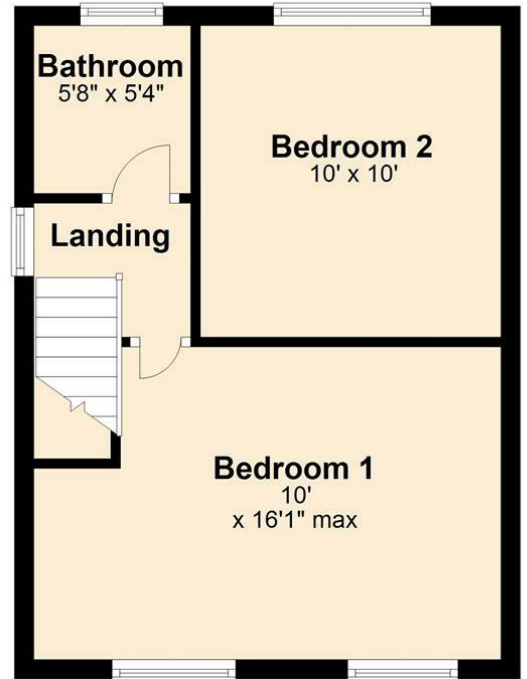
EPC: D



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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