



**The Ridings, North Ferriby, HU14 3EF**  
**£455,000**





Platinum Collection

## **The Ridings, North Ferriby, HU14 3EF**

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Step inside this beautiful double fronted detached family home. Tucked away within a popular part of North Ferriby this impressive home has been tastefully appointed to the highest of standards throughout. With flexible and generous living accommodation this property ticks all the boxes for a family embarking on their next chapter. A true gem.







# The Ridings, North Ferriby, HU14 3EF

## Key Features

- Stunning Detached Family Home
- Sought After Location
- 5 Bedrooms
- Master Bedroom Suite
- Immaculately Presented
- Off-Street Parking & Garage
- Fabulous Dining Kitchen
- EPC =



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



## **NORTH FERRIBY**

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

### **GROUND FLOOR;**

#### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation with karndean flooring, stairs and storage cupboard off.

#### **LIVING ROOM**

12'7 x 11'10 (3.84m x 3.61m)

A generous living room with wall mounted electric fire and 2 windows to the front elevation.

#### **SITTING ROOM**

12'5 x 11'2 (3.78m x 3.40m)

A delightful sitting room with inset electric fire and 2 windows to the front elevation.

#### **KITCHEN**

14'3 x 8'9 (4.34m x 2.67m)

A modern kitchen with cream gloss wall and base units, laminated worksurfaces and upstands. Integrated appliances include an Electric Oven, Induction Hob, Inset Sink, Automatic Dish Washer, Combination Microwave Oven and a Fridge/Freezer. Further benefitting from recessed spotlights, a window to the rear elevation, karndean flooring and is open to the Dining Area.

#### **DINING AREA**

10'6 x 9'4 (3.20m x 2.84m)

With a lovely aspect over the rear garden via the French doors and the rear window this dining room benefits from karndean flooring and is open to the Kitchen.

#### **UTILITY ROOM**

7'10 max x 9'5 max (2.39m max x 2.87m max)

With cream gloss base units, laminated work surfaces and a tiled splashback. Further benefitting from a window to the rear elevation, door to the side elevation, karndean flooring, plumbing for an automatic washing machine and a stainless steel sink unit.

#### **WC**

With low flush WC, wash hand basin and splash back tiling. Further benefitting from karndean flooring and a window to the side elevation.

### **FIRST FLOOR;**

#### **BEDROOM 1**

11'7 x 11'4 (3.53m x 3.45m)

#### **EN-SUITE**

10'6 max x 10 (3.20m max x 3.05m)

#### **BEDROOM 2**

11'4 x 11'2 (3.45m x 3.40m)

A bedroom of double proportions with storage cupboard and two windows to the front elevation.

#### **BEDROOM 3**

10 x 9'9 (3.05m x 2.97m)

A further bedroom of double proportions with window to the rear elevation.

#### **BEDROOM 4**

7'8 x 9'9 (2.34m x 2.97m)

A generous bedroom with window to the rear elevation.

#### **BEDROOM 5**

8'6 x 6'7 (2.59m x 2.01m)

A bedroom of single proportions with window to the rear elevation.

#### **BATHROOM**

6'1 x 5'9 (1.85m x 1.75m)

Beautifully designed bathroom with a three piece suite comprising of a foot claw bathtub with tap stand, low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, heated towel rail, extractor fan and a window to the rear elevation.

### **EXTERNAL;**

#### **FRONT**

To the front there are two lawns separated by a block paved footpath.

#### **REAR**

A low maintenance rear garden with brick-set patio, artificially turfed lawn and a raised decking area. Further benefitting from a Summerhouse and garden shed and access to the garage.

#### **GARAGE**

A single garage with up & over door, side door, light & power supply.

#### **PARKING**

With allocated parking for 2 vehicles in the rear courtyard. There is also a parking space in front of the single garage.







## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market.

Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## TENURE

We understand that the property is Freehold.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100











GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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