



Crowther Court, North Ferriby, HU14 3RJ
£125,000

Philip
Bannister
Estate & Letting Agents

Crowther Court, North Ferriby, HU14 3RJ

Key Features

- Spacious First Floor Apartment
- 2 Fitted Bedrooms
- Living Room & Breakfast Kitchen
- Bathroom
- Private Entrance
- Communal Grounds
- Allocated Parking For One Car / Has Visitor Parking Area
- Gas C'htg & uPVC D'glzd
- Leasehold Property - full details within description
- EPC = C Tax Band = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Welcome to Crowther Court in the charming village of Swanland! This delightful flat boasts a cosy reception room, two bedrooms, breakfast kitchen and a bathroom. Situated in a peaceful cul-de-sac off Crowther Way, this property offers a tranquil living environment.

With parking available for one vehicle, and visitor parking spaces, convenience is at your doorstep. The apartment block is elegantly bounded by brick walls, adding a touch of character to the surroundings. Swanland itself is a super highly sought after village, offering a friendly community atmosphere and a range of amenities within easy reach.

Don't miss the opportunity to make this lovely apartment your new home in Swanland. Book a viewing today.





LOCATION

Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers and chemist. There are a number of amenities and recreation facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 15 minutes driving distance away in Brough providing inter city connections.

ENTRANCE HALL

The apartment has a private ground floor entry hall with stairs leading to a long landing with storage cupboard off.

LIVING ROOM

10'8 x 10'3 (3.25m x 3.12m)
Has radiator.

BREAKFAST KITCHEN

9'4 x 8'4 (2.84m x 2.54m)
This well proportioned fitted kitchen has floor and wall units, integrated electric oven, hob unit & extractor hood; stainless steel sink unit & plumbing for washer, radiator.

BEDROOM 1

10'8 x 10'3 (3.25m x 3.12m)
Fully tiled walls and floor, white suite including bath with shower unit above, separate plumbed shower enclosure, pedestal wash hand basin, low flush WC, extractor fan, heated towel warmer/radiator.

BEDROOM 2

9'4 x 6'4 (2.84m x 1.93m)
With fitted wardrobes, dressing table unit & drawers, radiator.

BATHROOM

7' x 5'4 (2.13m x 1.63m)
Features a white suite including bath with shower unit above and shower screen, wash hand basin, low flush WC.

OUTSIDE

Gravel and grass communal grounds with space for bins, one single allocated parking space per apartment and allocated visitor spaces.

TENURE

We understand that the property is Leasehold.
Lease runs for 999 years from 01/07/1996 (971 to run as at 05/2024).
Ground rent = £25 per annum
The current service charge is £75 per month and is subject to review typically every 2 to 3 years

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.
DOUBLE GLAZING - The property has the benefit of uPVC double glazed frames.
COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band C (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?

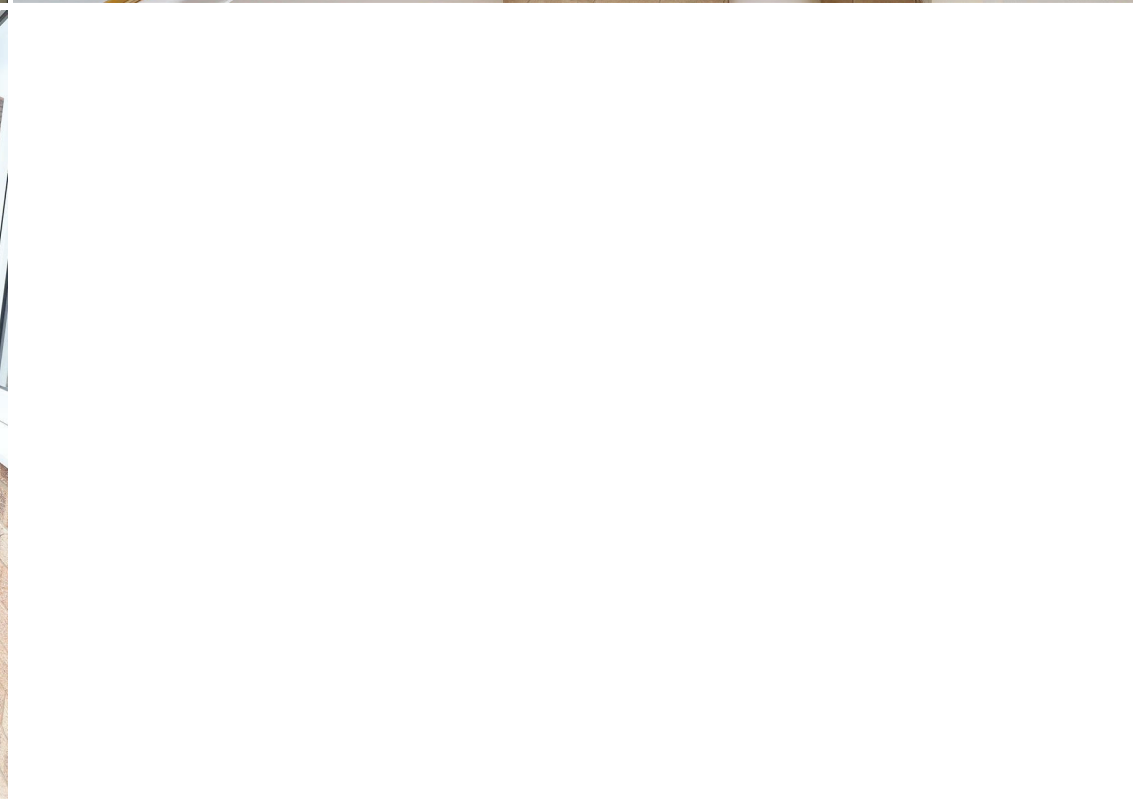
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

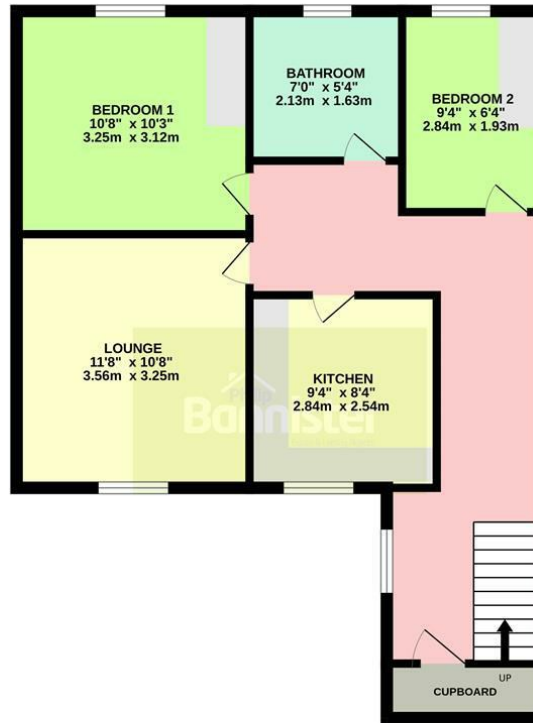
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constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser 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.
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In compliance with NTSTEAT 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
643 sq.ft. (59.8 sq.m.) approx.



5 CROWTHER COURT, CROWTHER WAY, SWANLAND

TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

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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