



Station Road, North Ferriby, HU14 3DG  
£550,000

Philip  
**Bannister**  
Estate & Letting Agents

# Station Road, North Ferriby, HU14 3DG

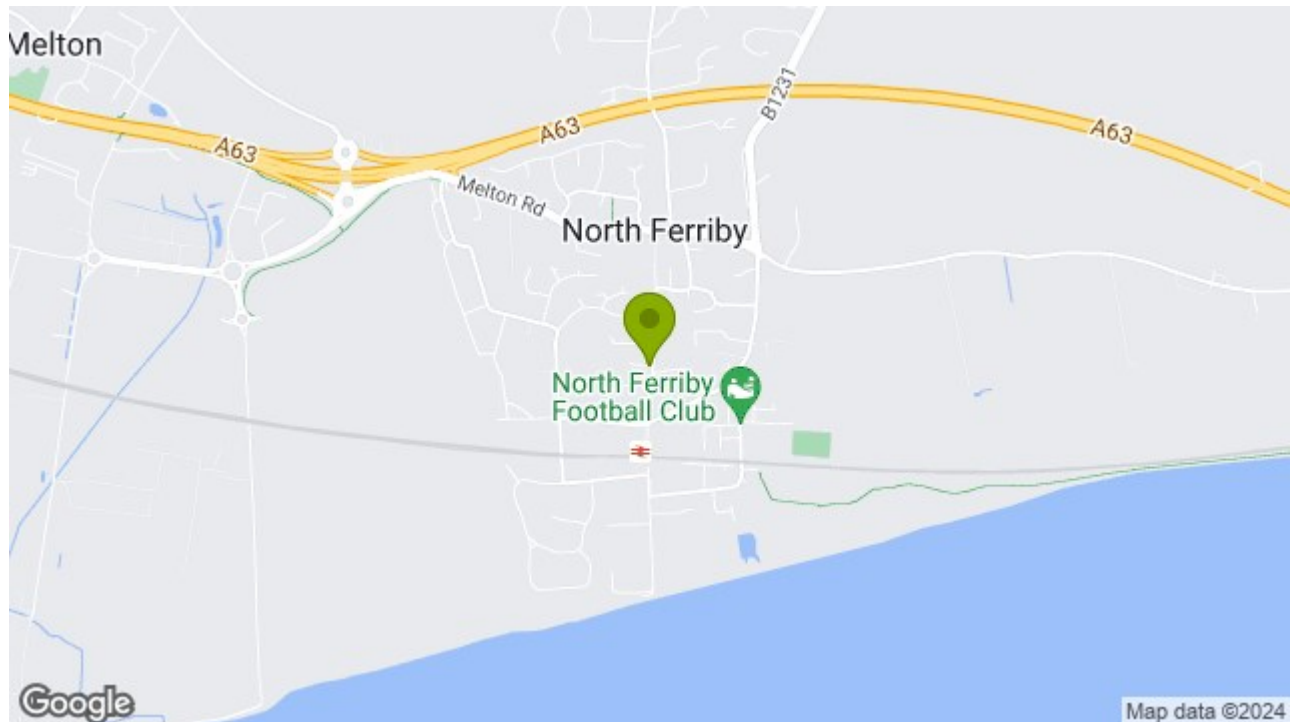
## Key Features

- Extended Detached Home
- Desirable Location
- 4 Fitted Double Bedrooms
- 4 Reception Rooms
- Modern Breakfast Kitchen + Separate Utility Room
- Attractive Westerly Rear Aspect
- Extensive Driveway Parking
- Double Garage
- EPC = C

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>	70	80
(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		
England & Wales	EU Directive 2002/91/EC	

Nestled on one of North Ferriby's most desirable tree-lined streets, this extended four-bedroom detached home is well set back from the roadside, offering both privacy and an attractive curb appeal. The front of the house provides ample parking space with further access to a double garage, while the rear garden benefits from a sunny westerly aspect, perfect for enjoying long summer afternoons. The beautifully landscaped gardens enhance the overall appeal, creating an attractive outdoor space for relaxation and entertainment.

Inside, the home boasts spacious and versatile accommodation designed to meet the needs of modern living. The ground floor features a contemporary breakfast kitchen, four reception rooms, a utility room, and a convenient downstairs W.C. This layout provides ample space for both family living and entertaining guests. On the first floor, there are four fitted double bedrooms, including a particularly generous primary bedroom. Additionally, this floor includes a family bathroom and a separate W.C.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

A residential entrance door leads to the porch. With an internal door to:

#### RECEPTION HALL

A spacious reception with a staircase leading to the first floor and two windows to the side elevation.

#### CLOAKROOM/WC

Fitted with a two piece modern suite comprising low flush WC and a wash basin. There is a window to the side elevation.

#### LOUNGE

18'6" x 10'11" (5.66m x 3.35m)

Positioned to the front of the property with a bow window to the elevation, two windows to the side and a feature fire surround with marble hearth and backplate housing a coal effect gas fire.

#### STUDY

9'10" x 12'7" (3.00m x 3.86m)

With access from the hallway, a useful study/office space with double doors opening to:

#### DAY ROOM

20'8" x 12'9" (6.30m x 3.91m)

Situated to the rear of the property this lovely room provides views across the garden through large sliding patio doors which lead out.. There is a feature fire surround with marble hearth and backplate housing an electric fire.

## DINING ROOM

14'0" x 11'10" (4.27m x 3.61m)

A formal dining space with a window to the rear, a feature fire surround with marble hearth and backplate housing a coal effect gas fire.

## BREAKFAST KITCHEN

21'1" x 10'7" reducing to 8'4" (6.43m x 3.23m reducing to 2.54m)

The kitchen is fitted with a comprehensive range of contemporary wall and base units mounted with granite worksurfaces beneath a glazed splashback. There is a one and a half bowl sink unit, integrated appliances which include a double oven, four ring gas hob beneath a designer Neff extractor hood, dishwasher and fridge. There is recessed downlighters, windows to the side and front elevations and Karndean flooring throughout.

## UTILITY ROOM

Fitted with wall and base units mounted with worksurfaces beneath a tiled splashback.

There is a stainless steel sink unit with drainer, a built-in cupboard houses a central heating boiler. There is tiling to the floor and a door leading to the side of the property.

## FIRST FLOOR

### LANDING

Allowing access to the accommodation at first floor level. There is a large picture window to the front elevation.

### BEDROOM 1

20'6" x 10'11" (6.25m x 3.35m)

The main bedroom is fitted with an extensive range of fitted furniture comprising wardrobes, drawers and a dressing table. To one corner there is a vanity wash basin. Windows provide views to dual aspects.

## BEDROOM 2

12'7" x 11'3" (3.86m x 3.45m)

A second double bedroom with fitted wardrobes, dressing table and drawers. There is a window to the rear elevation.

## BEDROOM 3

12'11" x 9'1" (3.96m x 2.77m)

A double bedroom with fitted wardrobes and a window to the front elevation.

## BEDROOM 4

12'2" x 9'4" (3.73m x 2.87m)

A fourth double bedroom with fitted wardrobes and drawers. A window is to the side elevation.

## BATHROOM

Fitted with a three piece suite comprising bath, shower cubicle and a wash basin within a fixed cabinet. There is tiling to the walls, a window to the rear, a heated towel rail and a built-in airing cupboard.

## SEPARATE W.C.

Fitted with a low flush WC, a window to the rear and half height tiling.

## OUTSIDE

### FRONT

The property is attractively set back from Station Road, with access from "The Old Lane". A driveway turns branches off in front of the house and provides good parking facilities. A lawn is bounded by hedging and there is access to the residential entrance door.

### REAR

The delightful rear garden enjoys a westerly aspect and is an excellent size. A paved patio extends





across the back of the house with steps leading to a lawn with well stocked ornamental borders beyond.

## **GARAGE**

Access across "The Old Lane" opens to a gravelled parking area in front of a detached pre-constructional double garage. There is a double up and over door and a side personnel door from the garden.

## **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 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 F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**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.

## **TENURE**

We understand that the property is Freehold

## **VIEWINGS**

Strictly by appointment with the sole agents.

## **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 in-house 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.

## **AGENT NOTES.**

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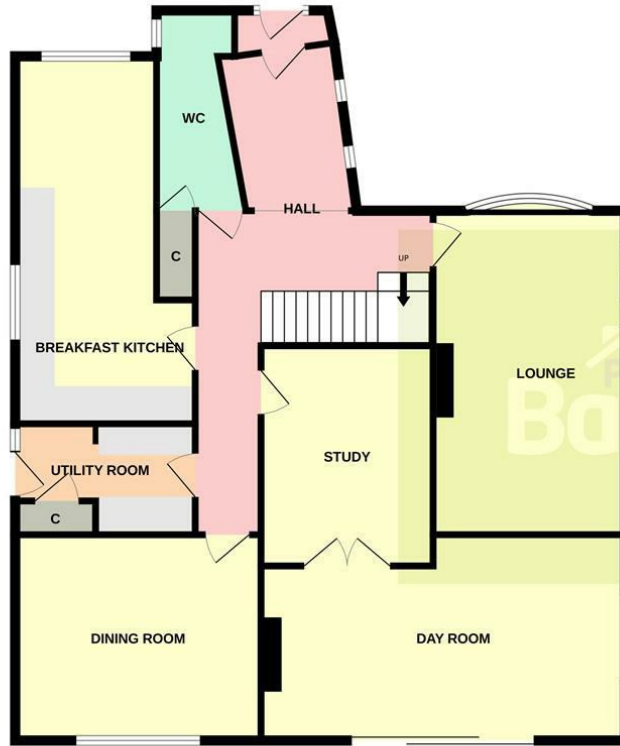
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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