



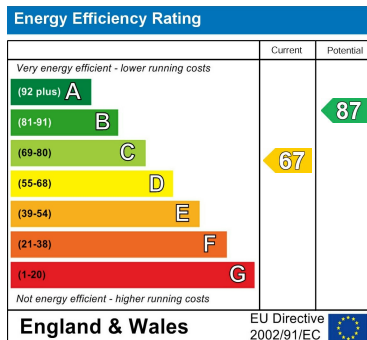
New Walk, North Ferriby, HU14 3AJ
£315,000

Philip
Bannister
Estate & Letting Agents

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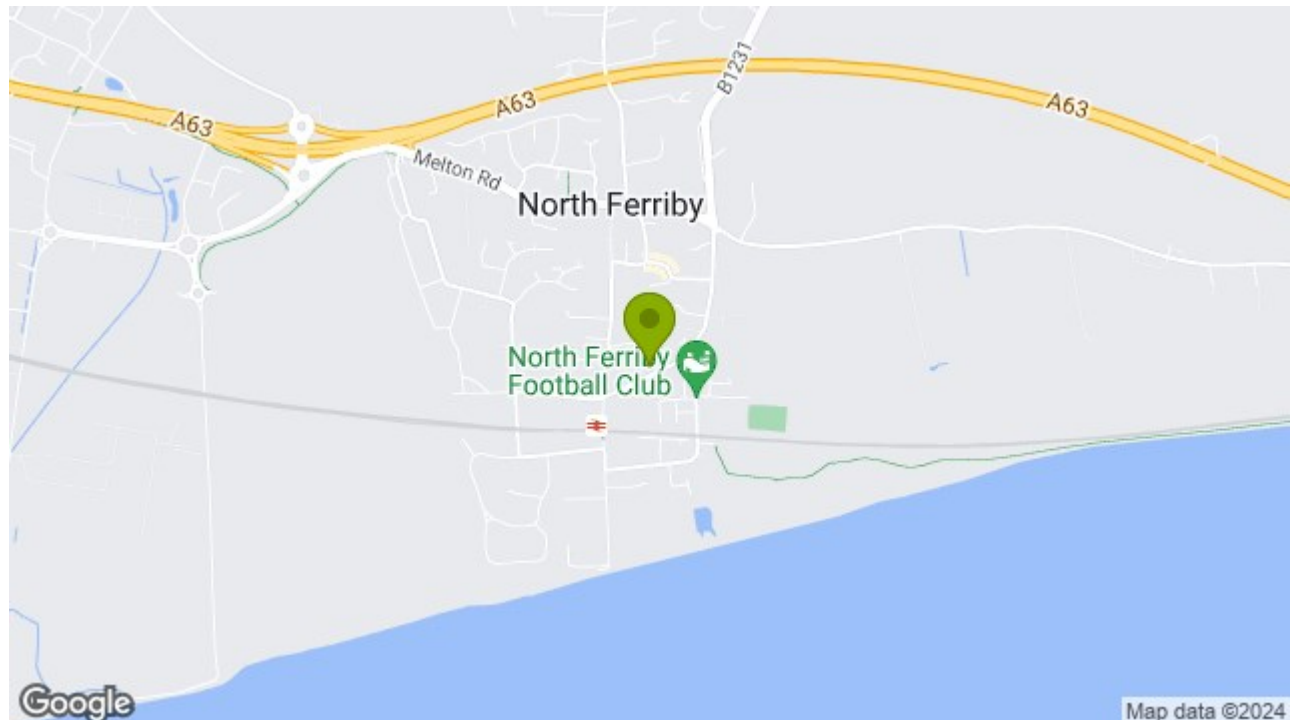
Key Features

- Traditional Semi-Detached Home
- 3 Bedrooms
- Extended Ground Floor
- Modern Kitchen & Shower Room
- Kitchen Extends To a Day Room
- Good Sized Rear Garden
- Brick-Built Garden Studio With Power & Internet Connection
- Driveway Parking
- EPC = D



Nestled on a picturesque tree-lined street close to the heart of North Ferriby, this stunning character-filled family home demands a full internal inspection to be truly appreciated. Lovingly improved to an impressive standard over recent years, the delightful property features a bespoke 'Roses of Beverley' kitchen, seamlessly flowing into a day room extension at the rear, illuminated by two large Velux windows. This creates a wonderful light-filled, multi-use entertaining space. Positioned on a generous plot, the towards the end of the extensive rear garden is a brick built garden studio, complete with bi-fold doors, power, and internet connection.

The rest of this spectacular home is equally impressive, tastefully decorated and boasting many original period features, including three original fireplaces, solid oak flooring in the lounge and hallway, and oak banister rails and doors that enhance its character. The accommodation comprises entrance hall, bay fronted lounge, bespoke fitted kitchen opening to a day room and a cloakroom/WC. To the first floor there are 3 bedrooms and a contemporary tiled shower room. There is ample driveway parking for several vehicles.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property via a residential entrance door to the side of the property. The entrance hall features a staircase to the first floor, solid oak flooring and access to the internal accommodation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and corner wall mounted wash basin. There is tiling to the floor.

LOUNGE

10'8" + bay x 16'0" max (3.26m + bay x 4.88m max)
The attractive front facing reception room features an open fire with distressed timber surround and a cast iron inset. There is a bay window and second window to the front elevation and a solid oak floor runs throughout.

KITCHEN

11'3" x 9'8" (3.44m x 2.97m)
The 'Roses of Beverley' fitted kitchen comprises a range of bespoke wall and base units mounted with solid oak block worksurfaces with a Belfast sink unit and a tiled splashback. There is a stainless steel gas range cooker with a extractor within a bespoke cooker hood. A ceramic tiled floor runs throughout, there is an integrated dishwasher and opening to:

DAY ROOM

13'6" x 10'7" (4.12m x 3.25m)
A fabulous space positioned to the rear of the property with French doors opening to the garden.

There is a window to the side elevation, two skylights and a continuation of the tiled floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'5" x 9'10" (3.49m x 3m)
A double bedroom with a box bay window to the rear of the property.

BEDROOM 2

11'1" x 9'7" (3.39m x 2.94m)
A further double bedroom with a beautiful cast iron fireplace with tiled inset and hearth. There is a polished timber floor and a bay window to the front elevation.

BEDROOM 3

9'1" x 5'10" (2.77m x 1.78m)
With a window to the front elevation.

SHOWER ROOM

A contemporary shower room fitted with a three piece suite comprising WC, vanity wash basin and a large walk-in shower with a glazed screen and a "rainfall" head. There is tiling to the walls and floor and a window to the side elevation.

OUTSIDE

To the front of the property is a mainly lawned garden with hedge surrounds and a private side driveway giving access to off street parking for several vehicles. The extensive private rear gardens bounded by mature hedging is mainly laid to lawn with an Indian sandstone patio paved adjoining the property. There are established fruit trees and a timber shed.

GARDEN STUDIO

12'2" x 8'10" (3.71m x 2.71m)

Positioned to the bottom of the garden there is a brick garden studio that has bi-fold doors and laminated flooring. There is power installed and internet connection. This room could be used for a multiple purpose and would make an ideal work from home office.

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 C. (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?

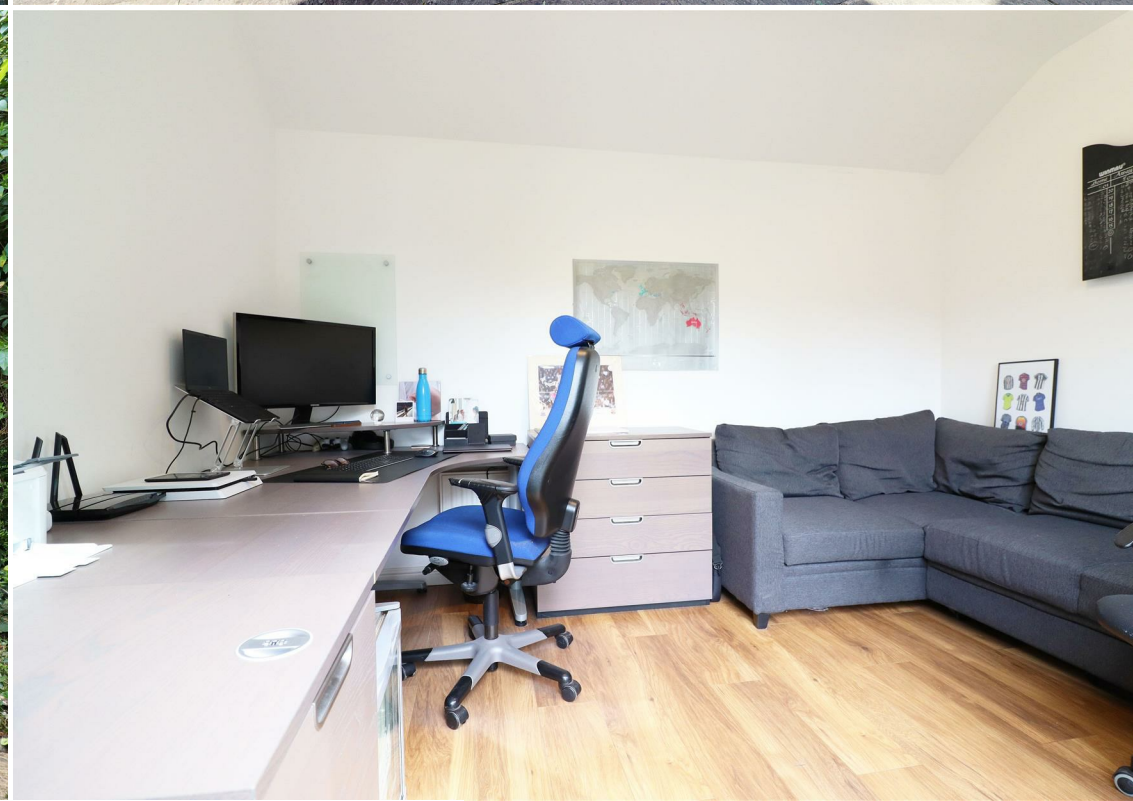
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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 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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR
108 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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.
Made with Metropix CS224

TOTAL FLOOR AREA: 108 sq.ft. (10.0 sq.m.) approx.



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