



Highfield Way, North Ferriby, HU14 3BG
£425,000

Philip
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Estate & Letting Agents

Highfield Way, North Ferriby, HU14 3BG

Key Features

- NO CHAIN
- Sizeable Detached Home
- 4 Double Bedrooms (2 Fitted)
- Spacious Lounge Diner
- Garden Room
- Modern En-suite + Family Bathroom
- Ground Floor WC
- Attractive Gardens
- Driveway & Double Garage
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

NO CHAIN - This sizeable detached family home offers the perfect blend of modern updates and spacious living, making it an ideal choice for growing families. Upon entering, you are greeted by a welcoming entrance hall that leads to a contemporary cloakroom/WC. The generous front-facing lounge, bathed in natural light, seamlessly flows into a dining area, creating an open and inviting space for entertaining. A further reception room overlooks the beautifully maintained rear garden. The property also boasts a well-appointed fitted kitchen with a door leading to the side driveway.

Upstairs, the first floor offers four well-proportioned double bedrooms, two of which feature fitted wardrobes for ample storage. The primary bedroom benefits from a stylish modern en-suite, while the remaining bedrooms share a family bathroom complete with a four-piece suite. Outside, the property continues to impress with attractive gardens both at the front and rear, ideal for outdoor relaxation and play. A side driveway offers excellent off-street parking and leads to a spacious double garage, adding to the overall convenience and appeal of this exceptional family home.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A composite door leads to a spacious and welcoming entrance hall with a staircase leading to the first floor, built-in cupboard and access to:

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC with concealed cistern and a vanity wash basin. There are half tiled walls and a window to the side elevation.

LOUNGE

17'9 x 12'11 (5.41m x 3.94m)

A spacious front facing reception room with windows to the front and side elevations and a feature fireplace housing a log effect gas fire. Opening to:

DINING AREA

8'11 x 12'11 (2.72m x 3.94m)

A useful dining space with a high level window to the side elevation.

GARDEN ROOM

13'9 x 11'11 (4.19m x 3.63m)

A fabulous room with views through sliding patio doors to the rear garden. There is a window to the side elevation and a feature fireplace housing a log effect gas fire.

KITCHEN

14'9 x 11'10 (4.50m x 3.61m)

The kitchen is fitted with a comprehensive selection of wall and base units which are mounted with

complementary worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear elevation, integral appliances include a double oven, hob and extractor hood. There is space and plumbing for an automatic washing machine. A door leads to the driveway.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large window on the staircase and a built-in cupboard.

BEDROOM 1

14'11 x 9'11 (4.55m x 3.02m)

A spacious double bedroom with a window to the rear and access to:

EN-SUITE

A modern en-suite fitted with a WC, vanity wash basin and a shower enclosure. There is tiling to the walls, a heated towel rail and a window to the side elevation.

BEDROOM 2

11'10 x 11'7 (3.61m x 3.53m)

A second double bedroom with fitted wardrobes, matching bedside cabinets and a window to the front elevation.

BEDROOM 3

8'8 x 13' (2.64m x 3.96m)

A further double bedroom with a fitted wardrobe, drawers and matching bedside cabinets. There is a window to the front elevation.

BEDROOM 4

7'7 x 11'7 (2.31m x 3.53m)

A fourth double bedroom with a window to the rear.

BATHROOM

The bathroom is fitted with a four piece suite comprising WC and vanity wash basin within a fixed unit, a panelled bath and a shower cubicle. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with mature planting beds and a footpath leading to the residential entrance door.

REAR

The attractive rear garden features decking which adjoins the garden room and leads to a patio and gravelled seating area. There is a shaped lawn with planting beds to the perimeter, a timber shed and greenhouse to one corner.

DRIVEWAY & DOUBLE GARAGE

A side driveway provides excellent off street parking and leads to a double garage is installed with an up and over door, light and power. There is personnel door to the side which leads from the 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 PVC double glazed frames.

SECURITY - The property has the benefit of a security camera system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for



this property is Band E. (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.

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





GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.5 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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