



Corby Park, North Ferriby, HU14 3BA
£269,950


Philip
Bannister
Estate & Letting Agents

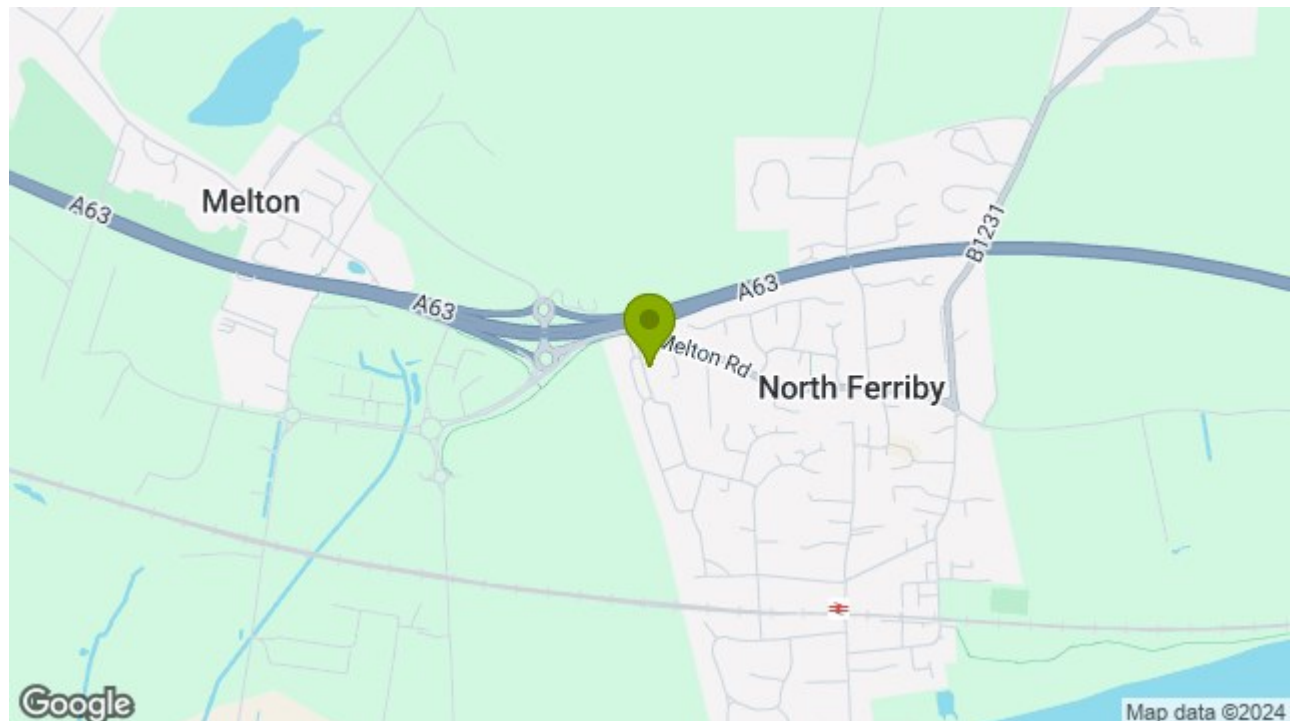
Corby Park, North Ferriby, HU14 3BA

NO CHAIN - This traditional semi-detached home, situated in a popular and convenient part of North Ferriby, offers spacious and well-appointed accommodation ideal for families. The property features a welcoming entrance hall, a bay-fronted lounge, a second rear reception room, and a quality fitted kitchen equipped with NEFF appliances. Upstairs, there are three generously sized bedrooms and a bathroom with a four-piece suite. Outside, the home boasts extensive parking on a block-paved driveway leading to a detached garage, complemented by a well-tended rear garden. The property is conveniently sold with no onward chain.

Key Features

- NO CHAIN
- Traditional Semi-Detached Home
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Quality Kitchen With NEFF Appliances
- Extensive Driveway Parking
- Attractive Rear Garden
- Detached Garage
- Convenient Location
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door allows access to the hallway, with a staircase leading to the first floor accommodation.

LOUNGE

10'10 + bay x 13'4 (3.30m + bay x 4.06m)

An attractive bay fronted reception room with a feature fireplace houses a gas fire.

DINING ROOM

14'2 x 11'1 (4.32m x 3.38m)

A second reception room with a large window to the rear elevation and a feature wall mounted fire.

KITCHEN

10'9 x 9'2 (3.28m x 2.79m)

The bespoke kitchen is fitted with a comprehensive range of wall and base units which are mounted with granite worksurfaces and matching upstands. A range of NEFF appliances include a double oven, microwave, hob beneath a slimline extractor, washing machine and a dishwasher. A recessed sink unit with a mixer tap is beneath a window to the side elevation, there is space for a fridge freezer and there is a door leading to the rear garden.

FIRST FLOOR

LANDING

A spacious landing with a window to the side elevation leads to the accommodation at first floor level.

BEDROOM 1

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

A bay fronted double bedroom with a range of fitted wardrobes and overhead cupboards.

BEDROOM 2

12'6 x 11'10 (3.81m x 3.61m)

A second double bedroom with a built-in cupboard and a window to the rear.

BEDROOM 3

7'7 x 8'6 (2.31m x 2.59m)

A good sized third bedroom with a window to the front elevation.

BATHROOM

7'3 x 8'6 (2.21m x 2.59m)

The bathroom is fitted with a four piece suite comprising WC, pedestal wash basin, panelled bath and a shower cubicle. There are half tiled walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a wide block paved driveway which provides excellent off street parking and continues to the side of the property. A series of steps lead to the entrance door.

REAR

The well maintained rear garden offers a good level of privacy and is mainly laid to lawn. A shaped planting bed runs to one side and continues to the rear.

GARAGE

A pre-fabricated garage features an up and over door and a 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 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.

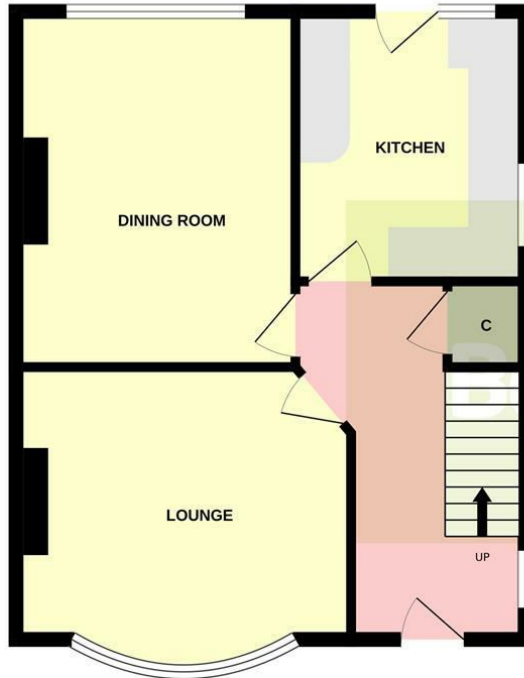
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to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore 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; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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.
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