




Wilson Close, North Ferriby, HU14 3BW  
£225,000

Philip  
**Bannister**  
Estate & Letting Agents

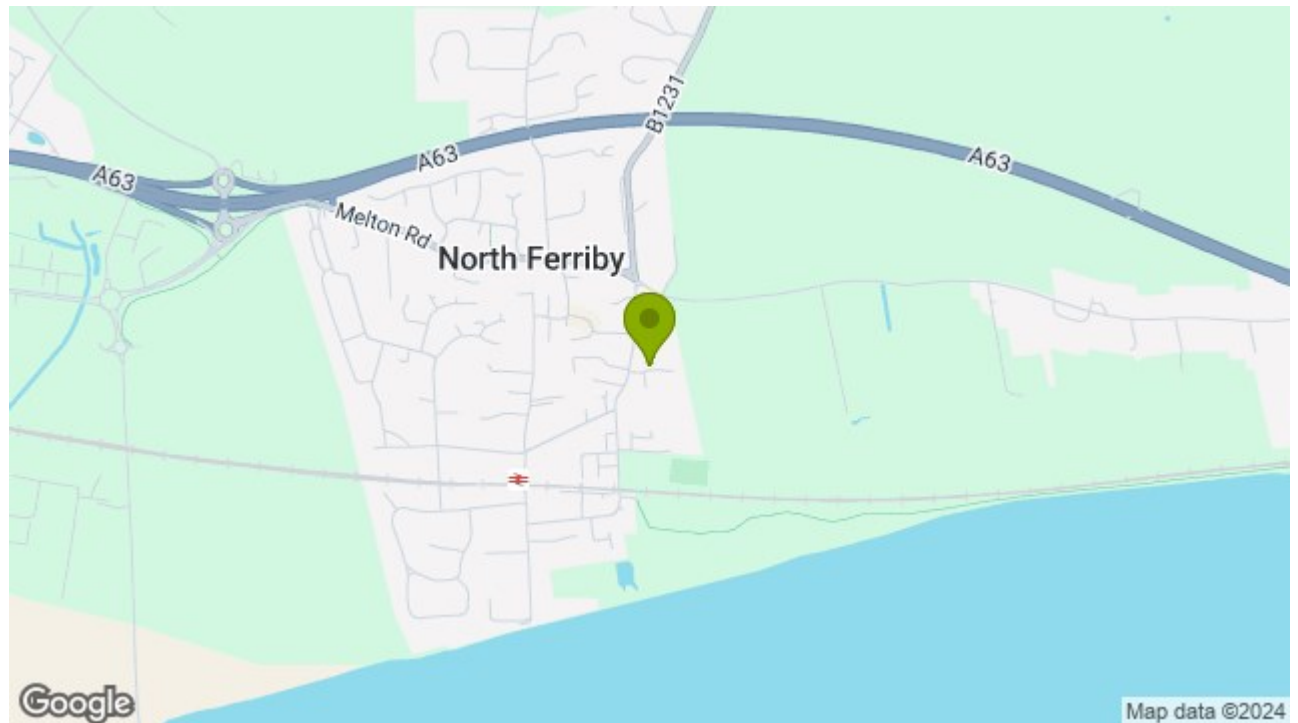
# Wilson Close, North Ferriby, HU14 3BW

## Key Features

- NO CHAIN
- Semi-Detached Home
- 3 Bedroom Accommodation
- Central Village Location
- Full Width Breakfast Kitchen
- Spacious Lounge & Garden Room
- Driveway Parking & Garage
- Private Rear Garden
- Council Tax = C
- EPC = D

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>		
(55-68) <b>D</b>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NO CHAIN** - This three-bedroom semi-detached home, offered to the market with no onward chain, is nestled in a cul-de-sac near the heart of the village. The property boasts an entrance hall, a spacious bay-fronted lounge, and a full-width breakfast kitchen that opens into a garden room, perfect for entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property features front and rear gardens, with the rear garden offering a high level of privacy. A block-paved driveway provides off-street parking and leads to an attached garage with an automated door, adding convenience to this family home.





## LOCATION

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

## ACCOMMODATION

Arranged over two floors, comprising:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a uPVC door, a staircase leads to the first floor.

#### LOUNGE

16'5" into bay x 11'9" (5.00 into bay x 3.58)

A bay fronted reception room with a feature fireplace incorporating a living flame gas fire housed within marble effect surround and hearth. There is access to an understairs cupboard to one corner.

#### BREAKFAST KITCHEN

10'0" x 15'0" (3.05 x 4.57)

A full width breakfast kitchen which is fitted with a range of wall and base units, mounted with complementary worksurfaces beneath a tiled splashback. There is a ceramic sink unit with mixer tap, integral oven, hob and extractor fan, space and plumbing for a dishwasher and a washing machine. Opening to:

#### GARDEN ROOM

12'7" x 9'10" (3.84m x 3.00m)

Extended to the rear of the property this fabulous room offers further living living accommodation with pleasant views in to the garden. The rooms is constructed of uPVC above brick base and has door opening to the rear garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

14'2" x 8'4" (4.32 x 2.54)

With a window to the front elevation.

#### BEDROOM 2

11'1" x 8'4" (3.38 x 2.54)

With window to rear elevation.

#### BEDROOM 3

7'10" x 6'5" (2.39 x 1.96)

With window to front elevation.

#### BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash

basin and bath with shower and glazed screen over. Finished with tiling to the walls and floor and a window to the rear.

### OUTSIDE

To the front of the property there is a lawned garden which abuts the roadside. A block paved driveway allows parking for several vehicles and leads to a garage. The rear garden is particularly private and features a main lawn, brick sett patio adjoining the property and a raised decked area to one corner.

### GARAGE

The attached garage features a remote operated electric door, light and power. There is a personnel door to the rear.

### 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.

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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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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