



Wilson Close, North Ferriby, HU14 3BW  
£429,950

Philip  
**Bannister**  
Estate & Letting Agents

# Wilson Close, North Ferriby, HU14 3BW

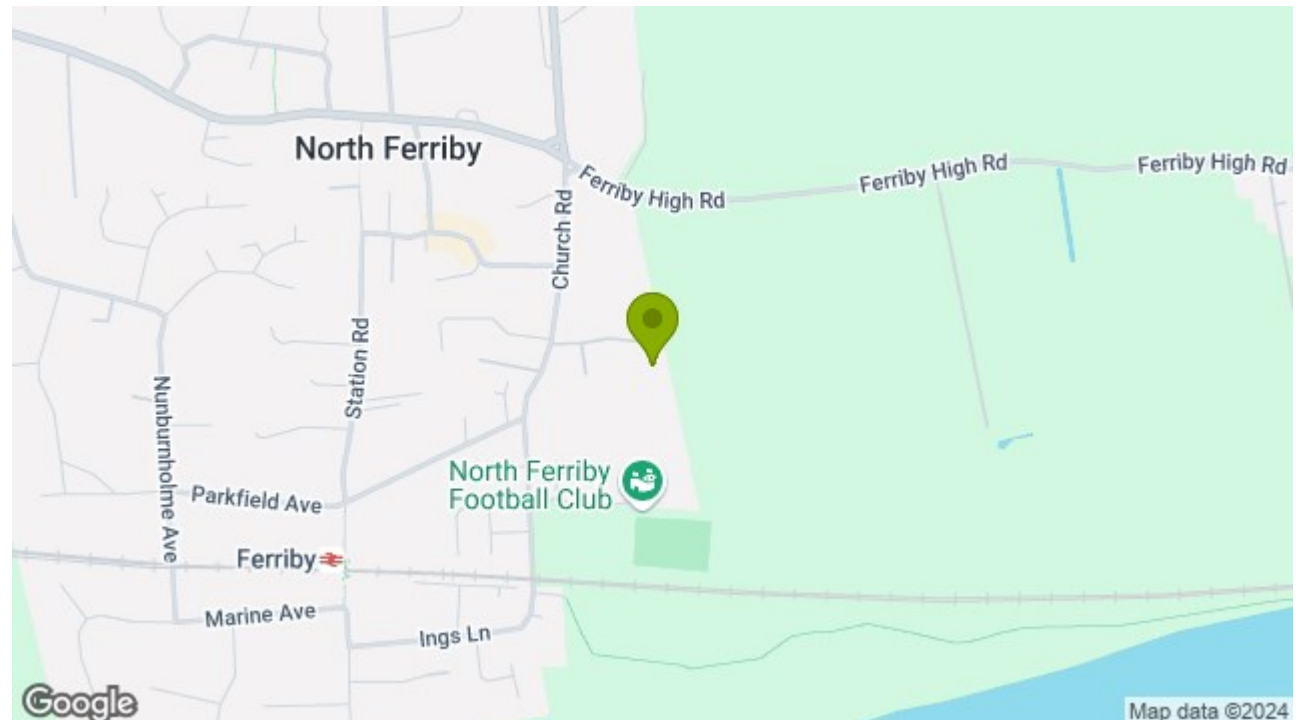
## Key Features

- Detached Family Home
- Envidable Position Within A Cul-De-Sac
- 4 Double Bedrooms
- Fitted Dining Kitchen With Bi-Folding Doors
- Spacious Bay Fronted Lounge
- Utility & Separate WC
- En-Suite To Primary Bedroom
- Good Parking Facilities & Garage
- Central Village Location
- EPC = B / Council Tax = E

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 93        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |

This spacious detached family home enjoys an enviable position in a sought-after cul-de-sac, close to the heart of this popular village. From its delightful views of the All Saints Church spire to its beautifully presented interior, this home offers both space and modern convenience. Enter through a welcoming hall that features a cloakroom/WC, leading to a spacious front-facing lounge ideal for relaxing or entertaining. The heart of the home is the impressive dining kitchen, equipped with integral appliances, sleek quartz countertops, and bi-folding doors that open seamlessly to the rear garden. A separate utility room completes the ground floor, providing added functionality.

Upstairs, the first floor houses four generously sized double bedrooms, including a primary suite with an en-suite shower room. A modern family bathroom serves the additional bedrooms, all designed with quality finishes. Outside, the property offers ample parking with a driveway, a gravelled area for additional spaces if needed, and an integral garage. The rear garden is an inviting space with a lawn and patio areas, perfect for outdoor dining and relaxation. This home is ideal for families seeking a blend of practicality and a village lifestyle.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite door, the entrance hall features a staircase to the first floor with a storage cupboard beneath. LVT flooring runs throughout.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a continuation of the LVT flooring.

#### LOUNGE

18'1 + bay x 11' (5.51m + bay x 3.35m)

A spacious reception room with a bay window to the front elevation. Double doors open to:

#### DINING KITCHEN

11' x 21'10 (3.35m x 6.65m)

A spacious dining kitchen which is fitted with a range of modern shaker style wall and base units mounted with quartz worksurfaces, breakfast bar and matching upstands. A composite sink unit sits beneath a window to the rear and integral appliances include a double oven, four ring gas hob beneath a ceiling mounted extractor, dishwasher and fridge freezer. There is a continuation of the LVT flooring to the dining area where bi-folding doors open to the garden. A window to the side elevation allows more light from a southerly aspect.

#### UTILITY ROOM

9'7 x 5'8 (2.92m x 1.73m)

Fitted with matching units to those of the kitchen,

roll top worksurfaces with a stainless steel sink unit, integrated washing machine and a door to the rear.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard.

#### BEDROOM 1

17' x 11'2 (5.18m x 3.40m)

A spacious primary bedroom with a window to the front elevation.

#### EN-SUITE

Fitted with a modern three piece suite comprising WC, wash basin and a shower cubicle with a thermostatic shower and tiled inset. There are half tiled splashbacks, heated towel rail and a tiled floor.

#### BEDROOM 2

14' x 13' plus recess (4.27m x 3.96m plus recess)

A spacious double bedroom with a window to the front elevation.

#### BEDROOM 3

12'7 x 10' (3.84m x 3.05m)

A fourth double bedroom with a window to the rear.

#### BEDROOM 4

12'8 x 8'7 (3.86m x 2.62m)

A further double bedroom with a window to the rear elevation.

#### BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, wall hung wash basin, splashbacks and a panelled bath with tiled splashbacks. There is a heated towel rail, tiled floor and a window to the rear.

### OUTSIDE

### FRONT

To the front of the property there is a gravelled area and driveway which leads to an integral garage.

### REAR

The rear garden is mainly laid to lawn and has a patio area adjoining the property. A further patio area is to one corner and there is timber fencing running the perimeter of 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 - Council Tax Band 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, however there is an estate charge which is in the region of £400, payable bi-annually.

### 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

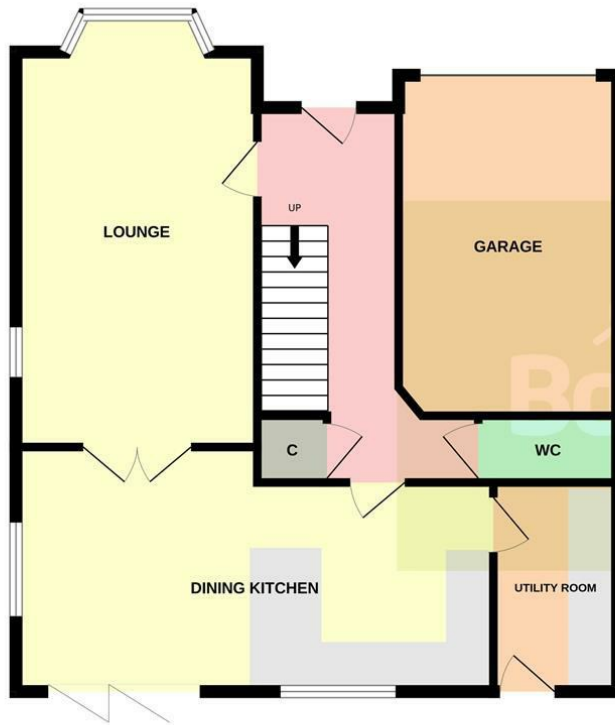
office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type 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 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

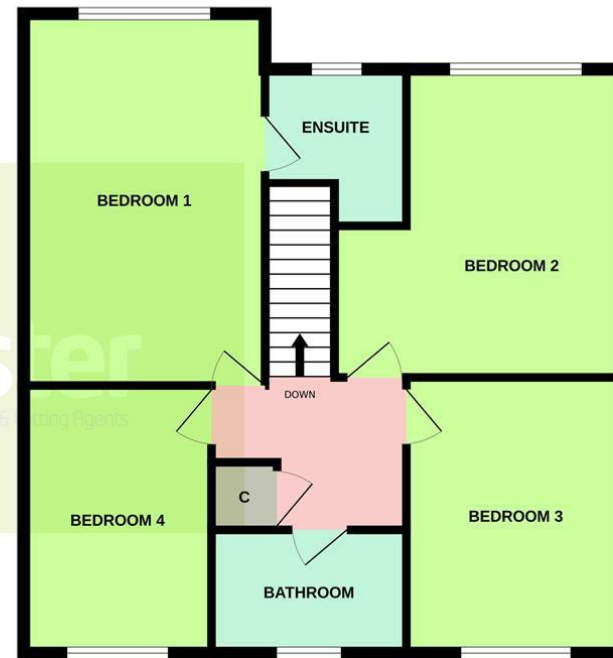




GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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 ©2024

