



Humberdale Drive, North Ferriby, HU14 3LB
£330,000


**Philip
Bannister**
Estate & Letting Agents

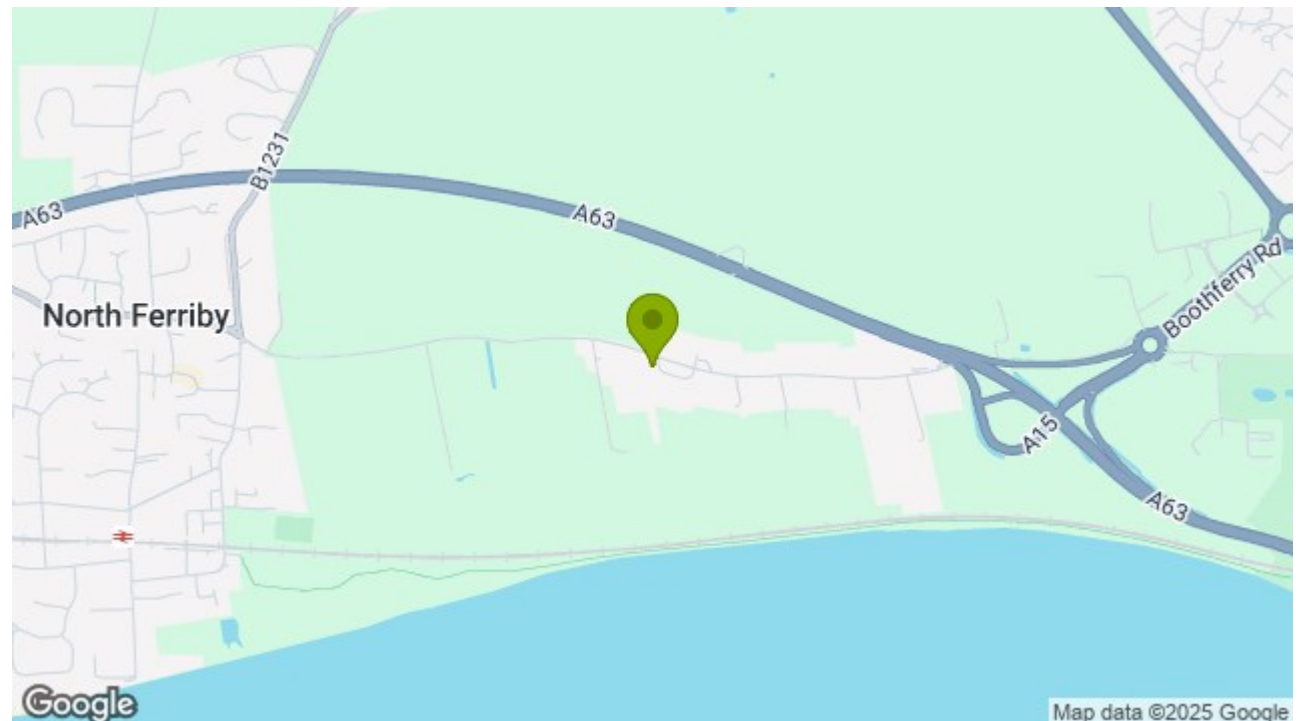
Humberdale Drive, North Ferriby, HU14 3LB

Key Features

- Spacious Semi-Detached Home
- 2 Double Bedrooms (Formerly A 3 Bedroom)
- Southerly Rear Garden
- First Floor Views Towards The River Humber
- 'L' Shaped Lounge Diner + Sitting Room
- En-Suite To Bedroom 1
- Kitchen + Utility
- Ground Floor Cloaks/WC
- Driveway & Garage
- Council Tax = D / EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Nestled on a sought-after private road off Ferriby High Road, this spacious 2-bedroom semi-detached home, formerly a 3-bedroom property, boasts fabulous first-floor views of the River Humber to the rear. Enhanced and extended over the years, it offers an excellent foundation for further customisation, subject to necessary consents. The current layout includes an entrance porch and hall with a cloakroom/WC, a charming front-facing sitting room, and an expansive 'L'-shaped lounge diner that opens to the rear. The fitted kitchen is complemented by a practical utility area. Upstairs, two generous double bedrooms are served by a luxurious en-suite with a roll-top bath and an additional shower room. Outside, the property features ample front parking, a detached garage, and a southerly-facing rear garden with a patio area—perfect for enjoying sunny days. This home blends space, potential, and an enviable location.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the accommodation, with internal door to:

ENTRANCE HALL

With a staircase leading to the first floor. There is a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite.

SITTING ROOM

13'6 + bay x 9'9 + bay (4.11m + bay x 2.97m + bay)
A cosy front facing reception room with a pentagonal bay window.

LOUNGE DINER

21'6 max x 24'9 max (6.55m max x 7.54m max)
An attractive 'L' shaped reception room with areas for living and dining suites. There are French doors opening to the rear garden and a large picture window which benefits from the southerly aspect.

KITCHEN

9'5 x 13'9 (2.87m x 4.19m)
The shaker style kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A sink unit sits within the bay window and there are integral appliances which include a double oven, hob and a concealed extractor hood. There is space and plumbing for a dishwasher. A built-in cupboard is to one corner which houses the boiler.

UTILITY ROOM

9'4 x 5'1 (2.84m x 1.55m)
A useful space with an external door from the driveway.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'8 x 13'8 + bay (3.56m x 4.17m + bay)
A double bedroom with a bay window offering views towards the River Humber.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a roll top bath.

SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway providing extensive off street parking. The driveway leads to the side of the property where there is a garage.

REAR

The rear garden enjoys a southerly aspect and is predominately laid to gravel with established shrubbery. There is a patio area immediately to the rear of the house.

GARAGE

A brick built detached garage is to the end of the driveway.
N.B. The vendor has advised that the garage roof may contain asbestos.

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 a mixture of uPVC double glazed frames along with timber and aluminium frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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