



Derwent Avenue, North Ferriby, HU14 3DZ  
Offers Over £300,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Derwent Avenue, North Ferriby, HU14 3DZ

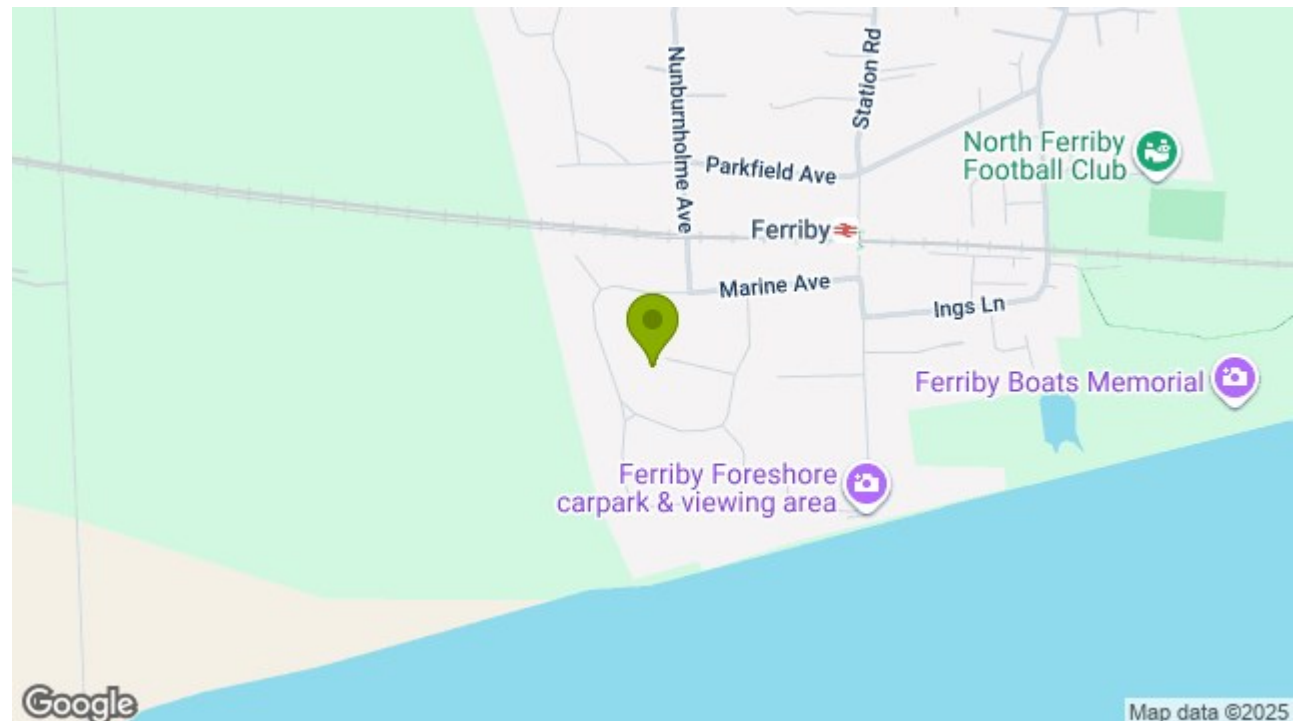
## Key Features

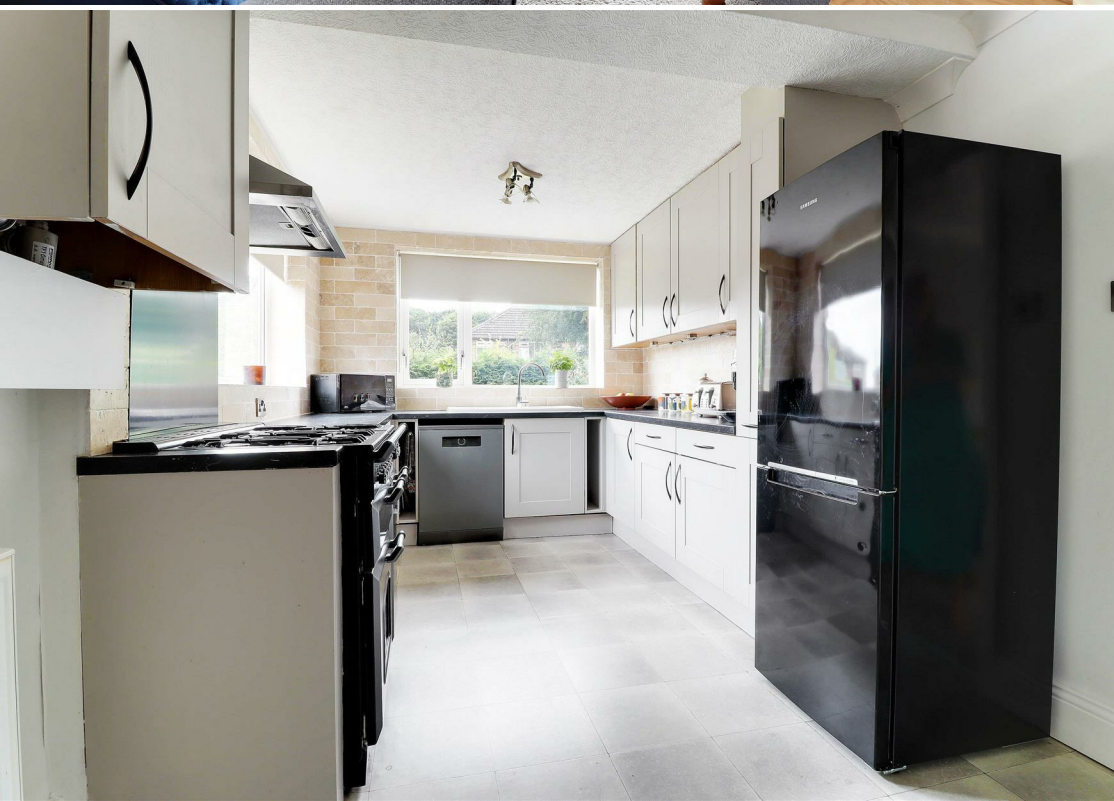
- Well Presented Semi-Detached House
- 3 Bedrooms + Boarded Loft Space
- 2 Reception Rooms
- Extended Breakfast Kitchen
- South Westerly Rear Garden
- Ample Driveway Parking
- Carport & Garage
- Cul-De-Sac Location
- EPC = D
- Council Tax = D

| 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>                            |         | 75        |
| (55-68) <b>D</b>                            | 62      |           |
| (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                     |         |           |

Nestled at the head of a desirable cul-de-sac in the sought-after village of North Ferriby, this traditional three-bedroom home offers a perfect blend of comfort and convenience. The property is beautifully presented with a welcoming entrance hall leading into a spacious bay-fronted lounge, perfect for relaxation. The extended breakfast kitchen boasts ample space for casual dining, while an additional dining/sitting room provides a versatile space for entertaining or quiet evenings in.

Upstairs, the accommodation features three well-proportioned bedrooms, including a primary bedroom with fitted wardrobes, offering generous storage solutions. A well-appointed family bathroom serves the bedrooms. The property also benefits from a further staircase leading to a boarded loft space, offering additional storage. Outside, the home enjoys a private south-westerly facing rear garden, ideal for al fresco dining and leisurely afternoons. The extensive driveway, along with a carport and garage, provides excellent parking facilities.





## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hall is accessed via a residential entrance door. There is a staircase which leads to the first floor and a window to the side elevation.

#### LOUNGE

14'5 x 11'8 (4.39m x 3.56m)

A spacious bay fronted reception room with a feature fireplace housing a decorative cast iron stove.

#### BREAKFAST KITCHEN

20'11 x 8'9 (6.38m x 2.67m)

The breakfast kitchen is fitted with a comprehensive range of shaker style wall and base units with contrasting worksurfaces beneath a tiled splashback. A ceramic sink unit sits beneath a window to the rear elevation and there is a second window to the side. There is a range style cooker with extractor hood, space and plumbing for a dishwasher and space for larger fridge freezer. A door leads to the side driveway and there is access to a built-in storage cupboard.

#### SITTING/DINING ROOM

20'11 x 9'3 (6.38m x 2.82m)

A second reception room with excellent versatility, providing options for both dining and a seating area. There are French doors opening to the rear garden.

### FIRST FLOOR

## LANDING

With a window to the side elevation and a second staircase leading to the boarded loft space.

#### BEDROOM 1

11'8 x 9'7 (3.56m x 2.92m)

An attractive bay fronted double bedroom with a wall of fitted slide-fronted wardrobes.

#### BEDROOM 2

13'5 x 11'1 (4.09m x 3.38m)

A second good sized double bedroom with a window to the rear elevation.

#### BEDROOM 3

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

A third bedroom with a window to the front elevation.

#### BATHROOM

A well appointed bathroom which features a three piece suite comprising WC with concealed cistern, wall hung wash basin and a bath with a glazed screen and shower over. There is tiling to the walls and floor and a window to the rear elevation.

### SECOND FLOOR

#### BOARDED LOFT SPACE

12'4 x 11'10 (3.76m x 3.61m)

A useful space with eaves access, radiator and a Velux window.

N.B. The loft is not to regulation and therefore cannot be classed as habitable space.

## OUTSIDE

### FRONT

To the front of the property, the driveway provides

excellent off street parking provisions and continues to the side of the property beneath a carport.

## REAR

The rear garden affords a south westerly aspect and a good level of privacy. There is a decked terrace immediately to the rear of the house and a paved patio adjoining the kitchen extension. The garden is mainly laid to lawn with attractive planting beds to the borders.

## GARAGE

To the end of the driveway there is a brick built detached garage with double doors to the front, light power and a personnel door from the rear 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 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.

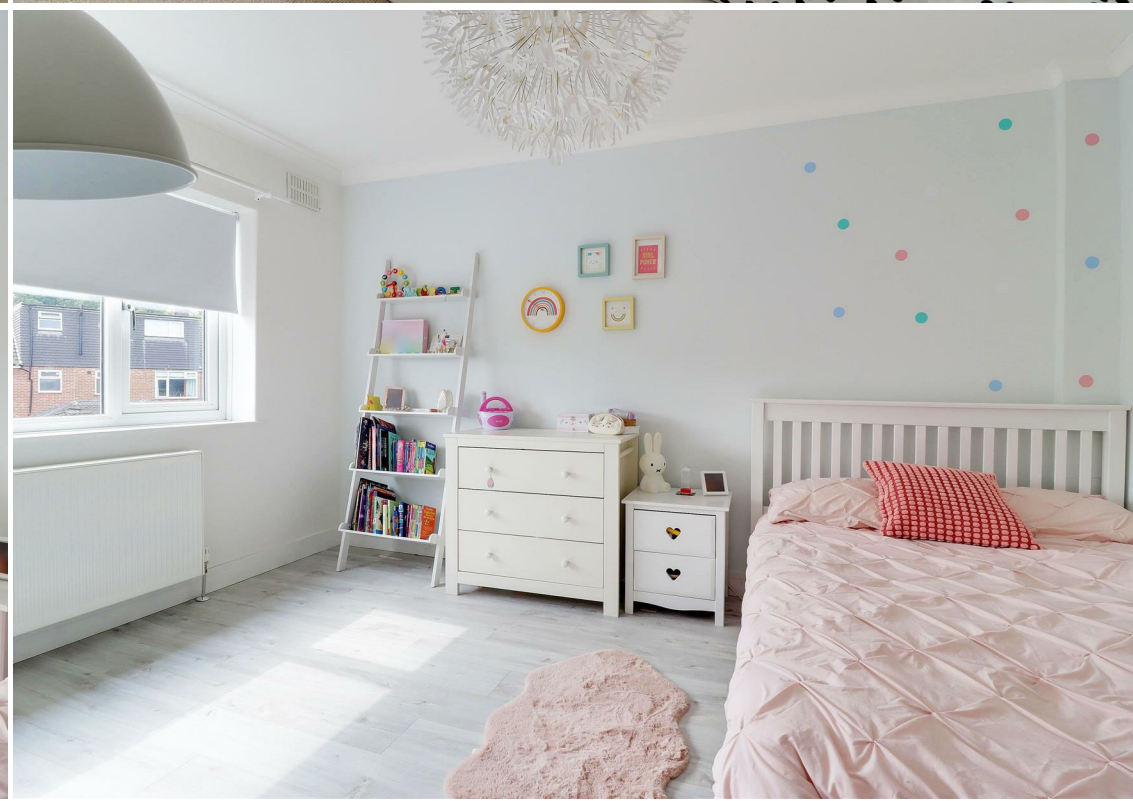
## TENURE

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.

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

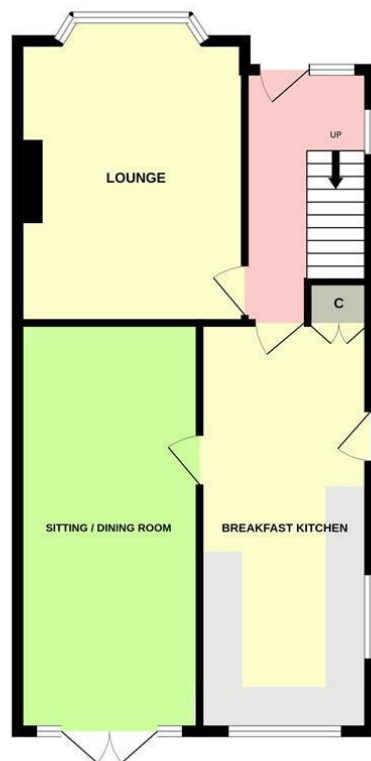
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





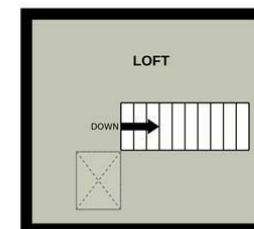
GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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