



Plantation Drive, North Ferriby, HU14 3BB
£239,950


**Philip
Bannister**
Estate & Letting Agents

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Key Features

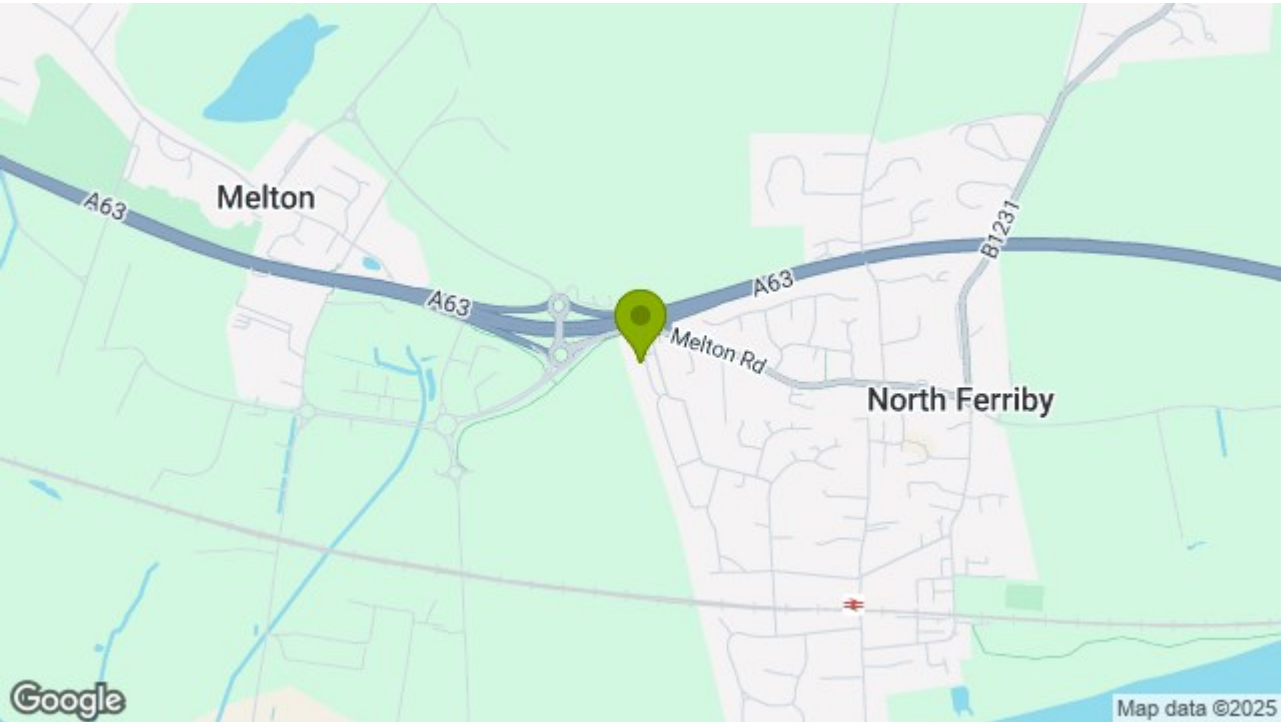
- 3 Bedroom Semi-Detached Home
- Updated Throughout In Recent Years
- Good Sized Westerly Rear Garden Adjoining Woodland
- 2 Spacious Reception Rooms
- Modern Fitted Kitchen
- Driveway Parking
- Garden Bar
- Council Tax = B
- EPC = D

This extremely well-presented three-bedroom semi-detached home has been tastefully modernised and updated by the current owners, offering stylish and versatile living throughout. A standout feature is the generous private rear garden, which adjoins a woodland area and includes a brick-built outbuilding currently used as a bar—perfect for entertaining.

The ground floor comprises an inviting entrance hall, a front-facing lounge, a flexible second reception room overlooking the rear garden, a contemporary kitchen, and a convenient cloaks/WC. Upstairs, the property offers three well-proportioned bedrooms and a sleek, modern family bathroom.

Externally, the home benefits from driveway parking to the front and a beautifully maintained westerly rear garden, making it ideal for families and those who enjoy outdoor living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(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

Allowing access to the property through a residential entrance door. The hallway features a tiled floor and a staircase leading to the first floor.

LOUNGE

A spacious front facing reception room with a feature timber fire surround and a window to the front elevation.

DINING ROOM

A versatile second reception room with sliding patio doors opening to the rear garden.

KITCHEN

A well appointed kitchen which comprises a selection of contemporary "midnight blue" base units with complementary worksurfaces, matching upstands and contrasting wall units. A sink unit sits beneath a window to the rear elevation and there are integral appliances which include an oven, hob, extractor hood and dishwasher. There is also space and plumbing for an automatic washing machine. A further window is to the front elevation and there is a door leading to the side of the property.

CLOAKROOM/WC

Fitted with a modern WC and wash basin combination.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom positioned to the rear of the property with a window to the rear elevation.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

Fitted with a modern suite which comprises WC, inset wash basin and a panelled bath with a thermostatic shower and folding screen above. There is a window to the rear elevation and a heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a block paved driveway with a gravelled area adjacent which could be utilised as additional parking.

REAR

The established rear garden offers excellent privacy and adjoins an area of woodland. Immediately to the rear of the property is a raised terrace which provides an ideal seating area with steps leading down to the lawned garden. There are raised planting beds flanking the lawn to one side and gravelled beds opposite. Towards the bottom of the garden there is a patio area which leads to the bar. A gate leads out to the woodland.

BAR

A brick built outbuilding has been expertly converted to a bar. There are French doors opening to the garden and it is installed with light and power.

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 B. (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

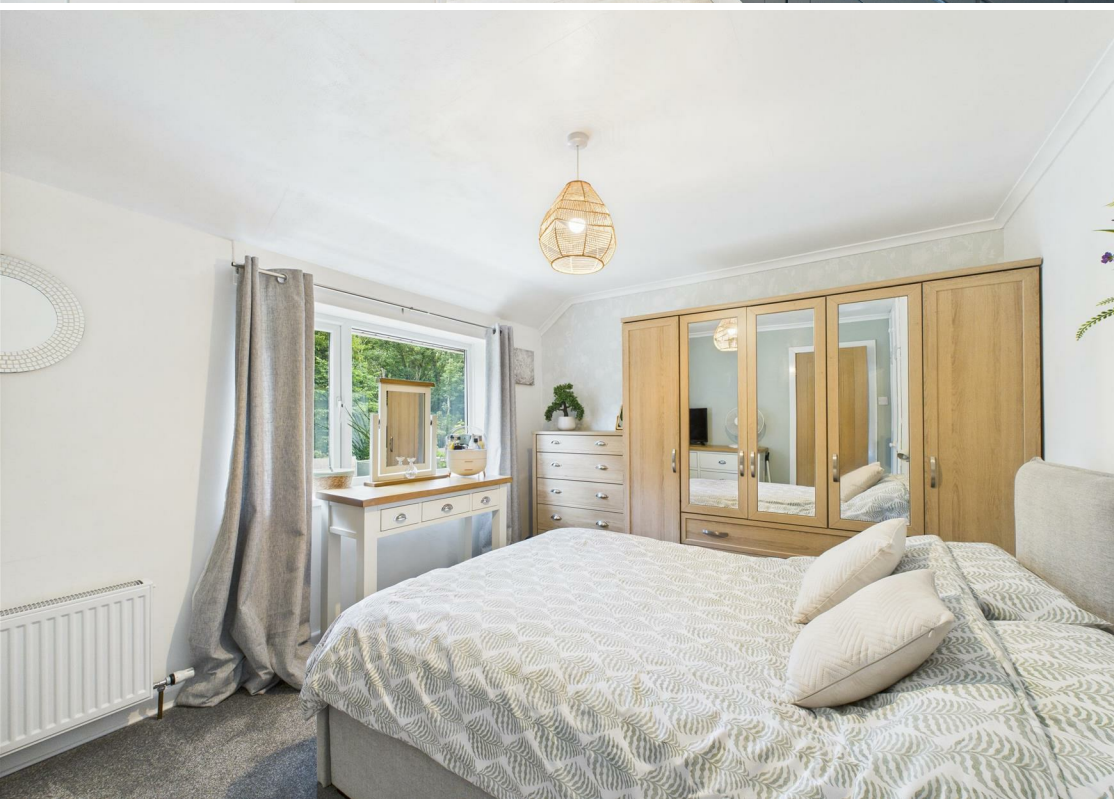
Strictly by appointment with the sole agents.

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.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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