



West View, North Ferriby, HU14 3AG

£150,000



Platinum Collection

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Offered with no onward chain, this delightful two-bedroom cottage is ideally situated close to the heart of North Ferriby, providing convenient access to local shops, schools, and transport links. Perfectly suited for first-time buyers, the property has been partially modernised, offering a comfortable living space with scope for further improvement and personalisation. The welcoming front-facing lounge is filled with natural light, complemented by a separate dining room that flows into a kitchen, while the house bathroom completes the ground floor accommodation.

Upstairs, the home features two generously sized double bedrooms, both offering ample space and versatility. Outside, the property enjoys gardens to both the front and rear, ideal for relaxing or entertaining. With its great location, potential for enhancement, and the added benefit of no onward chain, this lovely cottage offers the perfect opportunity to step onto the property ladder in a sought-after village setting.



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Key Features

- NO CHAIN
- Delightful Cottage
- 2 Double Bedrooms
- Ideal First Time Buyer Home
- Attractive Front Facing Lounge
- Dining Room Open Plan To Kitchen
- Front & Rear Gardens
- Central Village Location
- EPC = C
- Council Tax = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

LOUNGE

An attractive front facing reception room with an external access door and a beautiful ornate fireplace. There is a large picture window to the front elevation.

DINING ROOM

With ample space for a dining suite, there are half panelled walls and a staircase leading to the first floor. An opening leads to:

KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces, matching breakfast bar and a tiled upstand. There is a composite sink unit, space for a free standing cooker and plumbing for an automatic washing machine. A window is to the rear and a door opens to the garden.

INNER HALL

With a built-in storage cupboard and access to:

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a mixer shower. There is half-height tiling and a window to the rear elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with an attractive cast iron fireplace and decorative hearth, exposed timber flooring and a window to the front elevation.

BEDROOM 2

A further double bedroom with a wall mounted boiler and a window to the rear elevation.

OUTSIDE

To the front of the property there is a gated shared access with timber fencing. A gravelled garden and footpath leads to the property. The rear of the property has a paved garden area with timber fencing and gated access.

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 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.

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.

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.

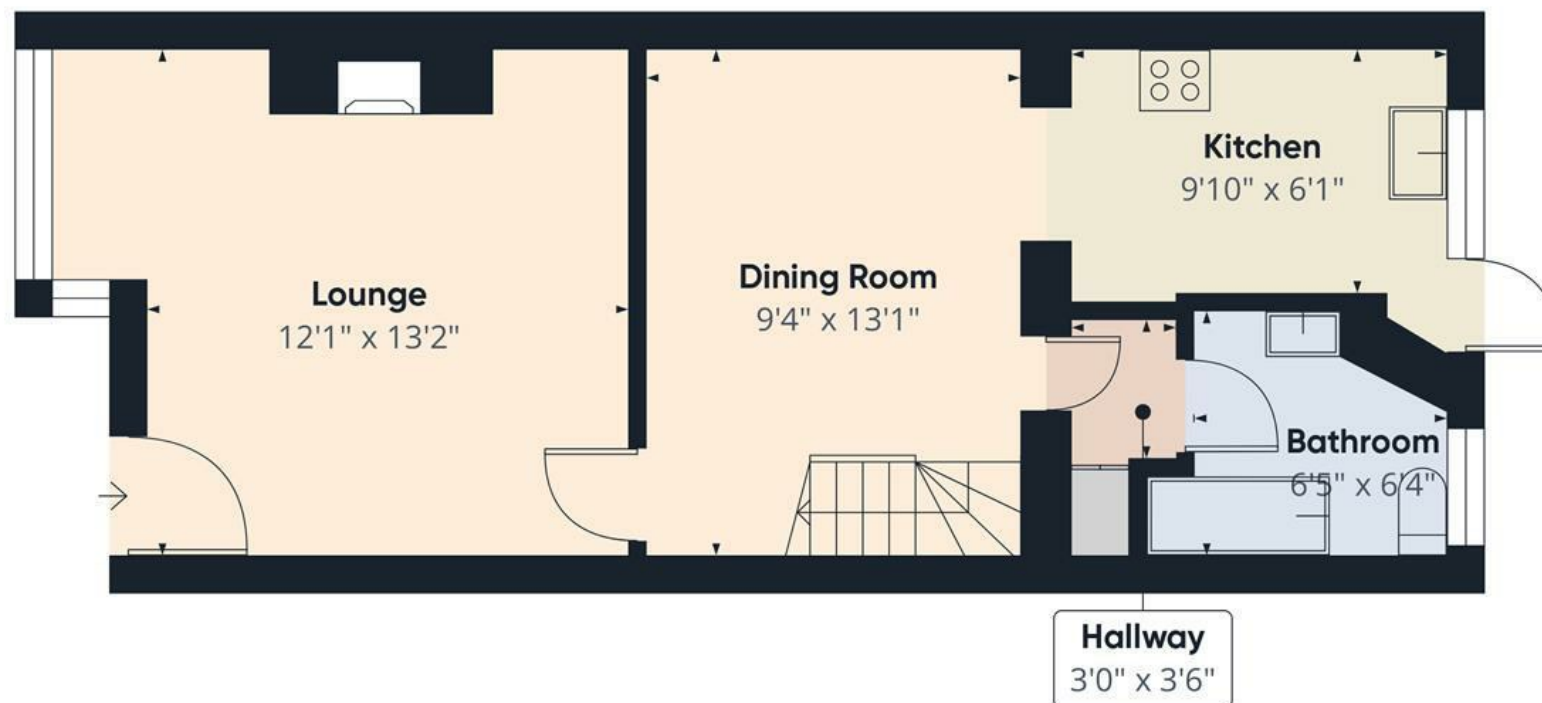
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they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition 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 NTSTEAT 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



First Floor

Approximate total area⁽¹⁾

667 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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