



Plantation Drive, North Ferriby, HU14 3BD  
£185,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Plantation Drive, North Ferriby, HU14 3BD

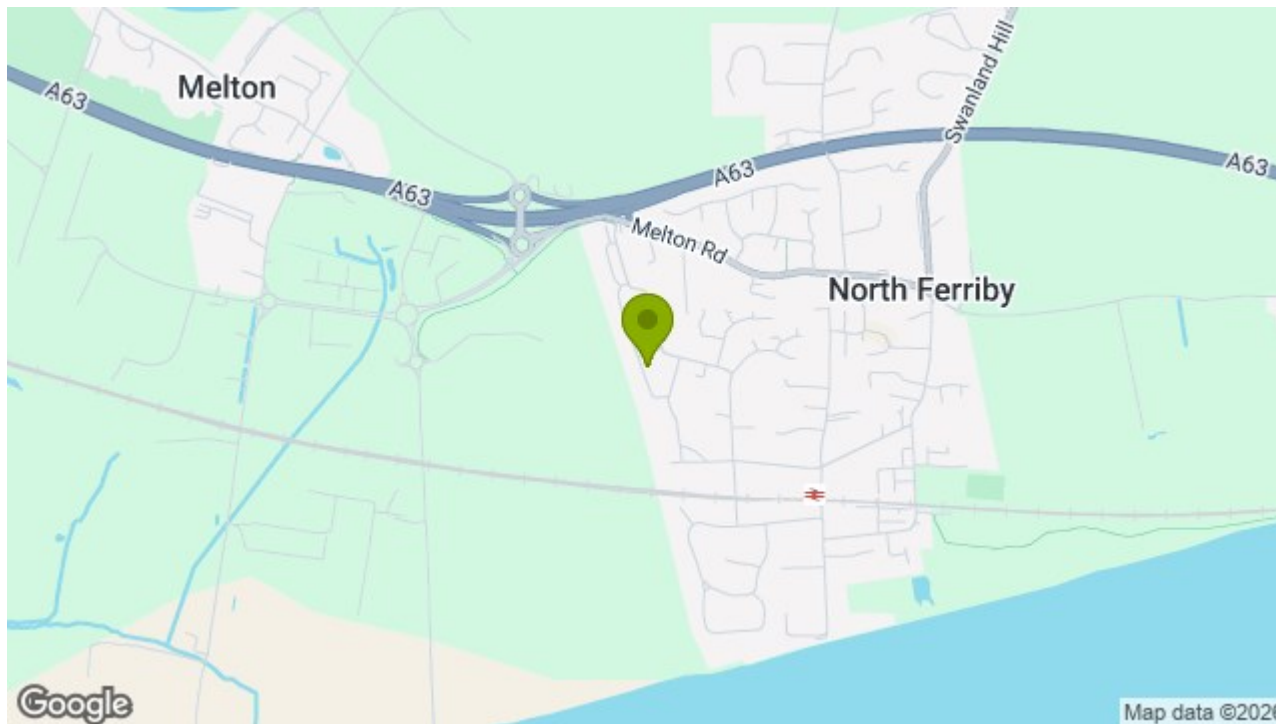
## Key Features

- NO CHAIN
- 2 Double Bedrooms
- 2 Reception Rooms
- Ground Floor Cloakroom/WC
- Modern Shower Room
- Driveway Parking To The Front
- Private Rear Garden
- EPC = D
- 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	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Situated in a sought-after area of North Ferriby, this two bedroom link-semi-detached home is offered with no onward chain and represents an excellent opportunity for first-time buyers, those looking to move up the property ladder or anyone seeking to downsize. The property offers versatile and well-proportioned accommodation suited to a range of lifestyles.

The layout comprises an entrance hall, a front-facing lounge opening into a second flexible reception space, which in turn leads to a conservatory overlooking the rear garden. A fitted kitchen and a convenient cloakroom/WC complete the ground floor. To the first floor are two double bedrooms, both benefiting from fitted wardrobes, along with a modern shower room. Externally, the property enjoys a driveway providing off-street parking to the front and a private garden to the rear.









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

#### LOUNGE

A front facing reception room with a feature fireplace housing a living flame gas fire, timber mantle, granite effect hearth and backplate. An archway opens to:

#### DINING ROOM

A second reception room positioned to the rear of the property. There are sliding doors opening to:

#### CONSERVATORY

A uPVC conservatory overlooking the garden. There is a parquet style floor and a door leading to the garden.

#### KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath tiled splashbacks. There is a stainless steel sink unit with mixer tap, integrated oven, ceramic hob and extractor hood. There is also space for a number of undercounter appliances and plumbing for an automatic washing machine. A tiled floor runs throughout, there is undercabinet lighting and doors to both the front and rear.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin with a tiled splashback.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

#### BEDROOM 1

A spacious double bedroom with a range of fitted furniture to includes wardrobes, drawers, shelving and bedside cabinets. There are two windows to the front elevation.

#### BEDROOM 2

A second double bedroom with a built-in wardrobe and a window to the rear elevation.

#### SHOWER ROOM

The modern shower room is fitted with a three piece suite comprising WC, vanity wash basin above a fixed unit and a double width shower cubicle with a thermostatic shower. There is partial wall tiling and a window to the rear.

### OUTSIDE

### FRONT

To the front of the property there is a gravel driveway providing off street parking. There is a footpath leading to the entrance door.

### REAR

To the rear of the property there is a private garden which features a patio area and steps leading to a lawn. There is timber fencing and a shed to one corner.

### 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.

### 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.

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







