



Ferriby High Road, North Ferriby, HU14 3LE
£400,000


**Philip
Bannister**
Estate & Letting Agents

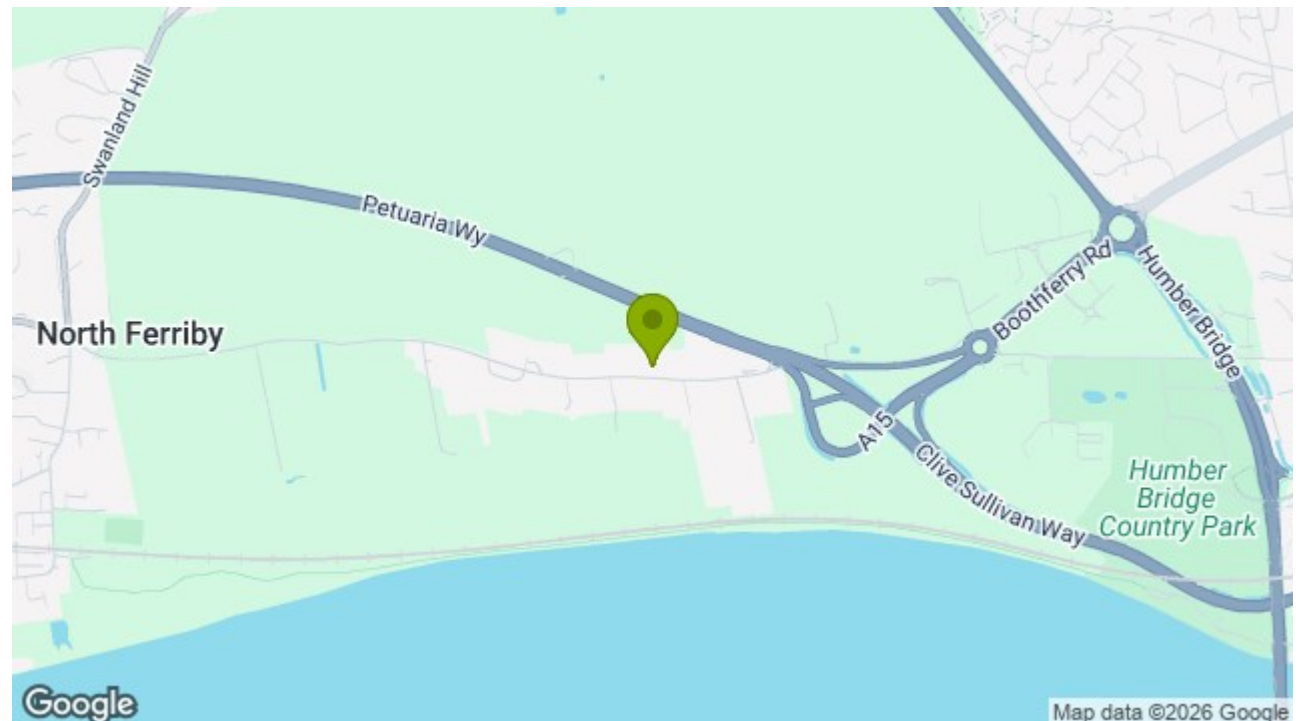
Ferriby High Road, North Ferriby, HU14 3LE

Key Features

- Attractive Ferriby High Road Position
- Impressive Bay-Fronted Semi-Detached Home
- Generous & Versatile Family Accommodation
- Superb Open-Plan Living/Dining Kitchen
- Four Well-Proportioned Bedrooms
- Elevated First-Floor River Humber Views
- Extensive Off-Road Parking & Detached Garage
- Substantial Rear Garden With Excellent Potential
- EPC = D
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Occupying an attractive position on Ferriby High Road, this impressive bay-fronted semi-detached home offers generous and versatile family accommodation, complemented by excellent off-road parking and a substantial rear garden. The property combines a number of appealing features, including a superb open-plan dining kitchen with central island, four well-proportioned bedrooms, stylish bathroom and useful conservatory. The first floor enjoys elevated views towards the River Humber, adding a particularly attractive aspect to the upper accommodation. Whilst offering scope for some cosmetic updating, the property provides an excellent opportunity for a new owner to personalise and create a home tailored to their own tastes. Externally, the extensive frontage provides ample parking and access to the detached garage, whilst the large rear garden offers plenty of space for outdoor enjoyment.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Residential entrance door leading into the porch. An internal door leads to:

ENTRANCE HALL

A spacious reception area with staircase rising to the first floor and access to the principal ground floor rooms.

CLOAKROOM/WC

Fitted with a low flush W.C. and wash hand basin, together with a side-facing window.

LOUNGE

A well-proportioned reception room featuring fitted furniture, media wall and shelving to the alcoves, together with an attractive bay window overlooking the front.

OPEN PLAN DINING KITCHEN

An impressive full-width room providing a superb hub for family life and entertaining. There is a window and external door overlooking the rear garden, with access through to the conservatory. The kitchen area is fitted with a range of contemporary high gloss wall and base units incorporating laminate work surfaces and a central island finished with Quartz worktops. The kitchen is equipped with a sink and drainer with Quooker boiling water tap, two combination microwave ovens, induction hob with filter hood, larder-style fridge, larder freezer and dishwasher. Plumbing is provided for a washing machine, together with space for a tumble dryer. The

dining area has a feature wall-mounted fire and window overlooking the side elevation, creating a pleasant additional seating and dining area.

CONSERVATORY

With French doors leading out to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is loft access hatch and window to side.

BEDROOM 1

A double bedroom with fitted furniture including wardrobes and drawers. Bay window to the front elevation.

BEDROOM 2

A double bedroom with window to rear. Storage cupboard to corner housing the gas central heating boiler.

BEDROOM 3

A further double bedroom with fitted wall-mounted cabinets and window overlooking the rear garden.

BEDROOM 4

With window to the front elevation enjoying pleasant views towards The River Humber

BATHROOM

Fitted with a stylish suite comprising spa bath with shower over and glazed screen, vanity unit incorporating wash hand basin, low flush W.C. and heated towel rail. The room also benefits from inset spotlights, tiled walls and floor, and side-facing windows.

OUTSIDE

The property is approached via a substantial

gravelled forecourt which provides parking for several vehicles and access to the detached garage. To the rear is a generous enclosed garden which is a real feature of the property, not being overlooked from the rear and incorporating a paved patio, steps leading to a lawn and timber shed.

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 E. (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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete



the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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



