



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**6 Parklands Drive, North Ferriby HU14 3EU**  
**Guide Price £295,000**

- Generously sized detached bungalow
- Two double bedrooms
- Two reception rooms
- Modern kitchen and bathroom
- Southerly facing conservatory
- Attractive gardens to three sides
- Off-street parking and garage
- Sought after village location
- EPC Rating: D
- Council Tax Band: D

This superb detached bungalow offers a well-designed layout featuring two flexible reception rooms, two bedrooms, and a bright conservatory. Occupying a generous plot with gardens surrounding the home on all sides, the property is sure to impress. Along with a modern kitchen and bathroom, there is ample parking and a detached brick garage. The South-facing conservatory is perfectly situated to capture the sun throughout the entire day, and the home is available with no onward chain.

#### LOCATION

The property is located in a slightly elevated position on Parklands Drive which is accessed off Melton Road on the Western side of the village of North Ferriby.

North Ferriby is particularly popular due to its broad range of amenities which include a Co-op supermarket, post office, pharmacy, public house and primary school. The village is very convenient for accessing the A63/M62 and sits in the catchment area of South Hunsley Secondary School.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

5'11" x 2'7" (1.80m x 0.79m)  
uPVC front door with ornate glass panels and further window to one side. Quarry tiled floor.

##### HALLWAY

5' x 5'11" (1.52m x 1.80m)  
Timber front door with glass panels. Due to the close position of the side door into the kitchen the entrance hall has been repurposed by the current owner to create a beautiful office space and with bookshelves fitted to the wall.

#### LIVING ROOM

15'10" x 12'1" (4.83m x 3.68m)  
A very well-proportioned living room situated to the front of the property and with a wide uPVC window with a Westerly aspect overlooking the front garden and the roadway beyond. Open directly into the dining room and offering a wonderful flow to the accommodation, there is also a gas living flame fire set in a white painted surround with marble hearth and back.

#### DINING ROOM

10'7" x 8'9" (3.23m x 2.67m)  
Situated adjacent to the kitchen and with patio doors opening into the Southerly facing conservatory. Laminate flooring.

#### KITCHEN

11' x 10'4" maximum (3.35m x 3.15m maximum)  
Offering a generous range of wall and base storage units with solid oak fronts, laminate work surfaces and ceramic tile splashbacks, slide-out space for oven and hob, extractor fan, inset composite one and a half bowl sink and drainer, integrated fridge, freezer and space and plumbing for a washing machine. Two large storage cupboards and uPVC glass panelled door providing access from the driveway, currently used as a main entrance to the property. Further window over the sink.

#### CONSERVATORY

12'8" x 9'3" (3.86m x 2.82m)  
Having an ideal Southerly aspect, the conservatory can be used all year round and has doors both to the East and West, the latter being an enclosed paved afternoon sun trap.

#### INNER LOBBY

Double sized airing cupboard housing the Ideal Standard gas boiler.

#### BEDROOM 1

12'8" x 10'8" (3.86m x 3.25m)  
Positioned to the rear of the property and having fitted wardrobes encompassing one wall with matching drawer units, further matching sideboard and bedside unit. Window to the rear elevation overlooking the garden.

#### BEDROOM 2

11' x 9'5" (3.35m x 2.87m)  
A further double bedroom with laminate flooring and uPVC door with window to one side providing access to the rear garden.

#### SHOWER ROOM

5'10" x 7'11" (1.78m x 2.41m)  
Three piece sanitary suite comprising corner shower enclosure, pedestal hand wash basin and low level w.c., partially tiled walls, window to the side elevation and heated towel rail.

#### GARDENS

The gardens are a key feature of this property, the bungalow being fairly centrally situated in its plot. The front garden has an area of lawn which is surrounded by mature shrubs and trees, and makes for an attractive frontage to the bungalow. A drive continues down the Northerly aspect and to the South is a patio area adjacent to the conservatory and to the East a pathway leading from the conservatory to the rear garden.

The rear garden has been landscaped and is on two levels which are split by a Yorkstone terrace, with three steps up to the upper terrace. Largely lawned, there are wide and well stocked flower borders and the garden has a good level of privacy and is not directly overlooked by neighbouring properties. The rear garden can be accessed via a timber gate from the driveway.

#### GARAGE

7'5" x 8'9" (2.26m x 2.67m)  
Up-and-over door, supplied with light and power with courtesy door and window into the rear garden.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 for 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. Made with Metapix 02/08