



Parklands Drive, North Ferriby, HU14 3EY  
£500,000

Philip  
**Bannister**  
Estate & Letting Agents

# Parklands Drive, North Ferriby, HU14 3EY

## Key Features

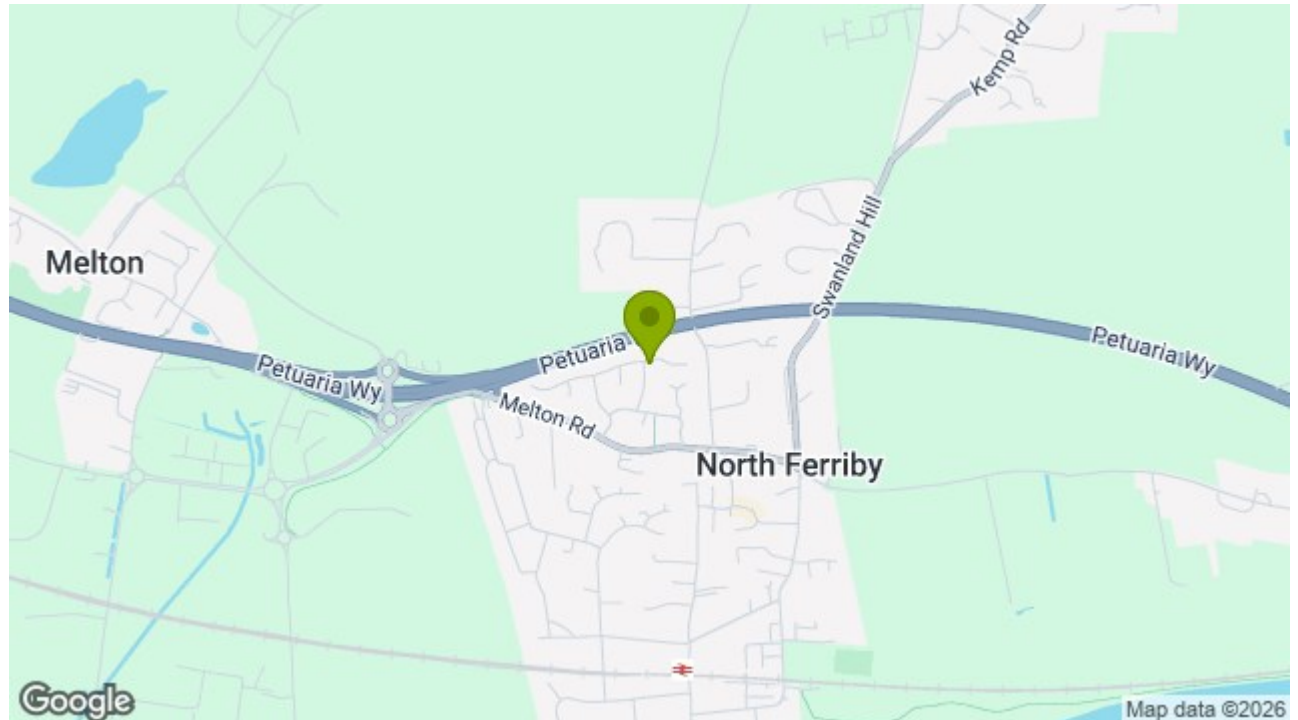
- NO CHAIN
- Substantial Detached Home
- Recently Modernised
- Substantial Rear Extension
- 4 Good Sized Bedrooms
- Luxurious Bathroom & En-Suite
- Dedicated Office
- Large Double Garage
- Extensive Driveway & Rear Garden
- EPC = C / Council Tax = F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offered with no onward chain, this substantial detached home occupies an enviable corner plot, set back from the roadside. Recently modernised in key areas, the property has been freshly decorated and re-carpeted throughout, creating a stylish, ready-to-move-in family home. The flexible ground-floor layout includes an inviting entrance hall with cloakroom/WC, a spacious front-facing lounge, and a fabulous dining/day room enhanced by Velux windows and twin doors opening directly onto the garden. A beautifully fitted kitchen with high-quality appliances sits alongside a versatile snug, a practical utility room, and a dedicated office complete with bespoke fitted furniture. The ground floor enjoys the benefit of an underfloor heating system.

Upstairs, the home continues to impress with four generously sized bedrooms, including a contemporary en-suite to the principal room and a luxurious four-piece family bathroom.

Externally, the property benefits from extensive driveway parking leading to a substantial 35ft x 15ft garage, ideal for storage or hobby use. The private rear garden provides a outdoor retreat and features a fabulous 'Swedish Cabin.'







## ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Entering the property through a composite entrance door, the hallway features a staircase leading to the first floor with fitted storage beneath, a further built-in storage cupboard and solid wood floor throughout.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising concealed cistern WC and a pedestal wash basin. There is a window to the side elevation and a continuation of the wooden flooring.

#### LOUNGE

A spacious reception room with a large window to the front elevation, chimney breast with decorative hearth, solid wood flooring and open plan to:

#### DINING ROOM

A space enjoying views of the rear garden. This versatile reception room could be utilised as a formal dining room or additional living space. There are two sliding patio doors opening to the garden, three Velux skylights and solid wood flooring. Open plan to:

#### SNUG

A further versatile space which could be utilised as a snug or incorporated into the kitchen.

#### KITCHEN

The kitchen is comprehensively fitted with a range of wood grain finish wall and base cabinets with complementing granite worksurfaces and upstands. A stainless steel sink unit with both mixer and filter

taps sits beneath a window to the rear elevation, high specification integrated appliances include a double oven, 5 ring gas hob, two dishwashers, larder fridge and a freezer. There is a tiled floor and a built-in storage cupboard.

#### UTILITY ROOM

A recently fitted utility room with a range of white gloss units, contrasting worksurfaces and a tiled splashback. There is space and plumbing for a washing machine alongside additional undercounter appliances. There is a tiled floor and a door leads to the rear garden.

#### OFFICE

A dedicated office space is positioned to the front of the property and is fitted with a range of bespoke cabinetry including a desk, drawers, cupboards and a bookcase. There is a window to the front elevation and wooden flooring.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation and access to:

#### EN-SUITE

A luxurious en-suite which is fitted with a concealed cistern WC, wall hung vanity wash basin with cabinet and a walk-in shower area with tiling and a thermostatic shower. There is tiling to the floor, a heated towel rail, illuminating mirror and a window to the rear.

#### BEDROOM 2

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

#### BEDROOM 3

A further double bedroom with a window to the rear.

#### BEDROOM 4

A good sized fourth bedroom with a window to the front.

#### BATHROOM

A lavishly appointed family bathroom with marble effect tiling and a four piece suite incorporating a WC, wall hung vanity wash basin with storage, a double-end freestanding bath and a walk-in shower area with a thermostatic shower. The tiling continues to the flooring, there is a heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT

The property sits back from the roadside with a large gravel driveway providing ample off street parking for a number of vehicles. The driveway continues to the side of the property leading to a double garage. There is mature hedging to the kerbside boundary providing privacy screening.

#### REAR

The rear garden enjoys considerable privacy and is mainly laid to lawn with a raised border and a patio area adjoining the property. Sat upon a raised patio is a 'Swedish Cabin' which incorporates a sauna and shower. A timber gate leads to the driveway.

#### DOUBLE GARAGE

The substantial double detached brick garage/workshop is approximately 35ft x 15ft overall, subdivided in the middle. It is installed with electrically operated sectional door, power and lighting.







## 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 F. (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







Ground Floor Building 1



First Floor Building 1



Approximate total area<sup>(1)</sup>  
1757 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

(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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