



Ferriby High Road, North Ferriby, East Riding of Yorkshire

Offers over £400,000







## KEY FEATURES

- Art Deco House
- Mature gardens
- Highly regarded position
- Three bedrooms
- Sunroom
- Generous living space
- Garage
- Driveway
- Popular location
- Transport links
- EPC rating TBC



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## DESCRIPTION

Welcome to this fabulous Art Deco-style home, occupying an excellent position on the highly regarded Ferriby High Road.

Offering generous and versatile living space throughout, the property opens with a welcoming entrance hall leading into a spacious open-plan living and dining room, ideal for both everyday family life and entertaining. The accommodation also includes a well-appointed kitchen and three bedrooms, one of which provides access to a delightful first-floor sunroom. From here, views can be enjoyed through the trees towards the River Humber.

Externally, the home is set within mature and thoughtfully designed gardens to both the front and rear. The rear garden is a particular feature, incorporating a charming winding frog pond and a separate kitchen garden, creating a peaceful and characterful outdoor setting. A driveway provides ample off-road parking with a garage providing secure parking.

A distinctive home in a sought-after location, combining period style, generous accommodation and beautifully established gardens.

This property needs to be viewed to be fully appreciated! Call Lovelle to discuss further and book your viewing.









## PARTICULARS OF SALE

### Hallway

**2.01m x 3.18m (6'7" x 10'5")**

A spacious hallway with two quarter winder staircase with feature window above. Access to living dining room, kitchen and understairs storage.

### Living Room

**6.47m x 3.5m (21'2" x 11'6")**

An open plan I-shaped living and dining room filled with natural light from picture window to the front elevation and sliding door to the rear elevation. This room provides space for the whole family to relax, entertain and enjoy. The views to the gardens complete the room.

### Dining Room

**3.62m x 6.04m (11'11" x 19'10")**

Adjoined to living room.

### Kitchen

**3.98m x 3.98m (13'1" x 13'1")**

Featuring a range of neutral base and wall units with complementing countertops and integrated oven. A generous peninsula features an integrated hob. Space for white goods and window to side elevation.

### Utility

**1.51m x 1.2m (5'0" x 3'11")**

An additional space from the kitchen housing boiler.

### WC

**0.83m x 1.81m (2'8" x 5'11")**

Low flush toilet and hand basin.

### Landing

**0.95m x 2.94m (3'1" x 9'7")**

Providing access to bedrooms and house bathroom.

### Bedroom

**2.63m x 3.96m (8'7" x 13'0")**

A generous bedroom featuring fitted wardrobes and views from to the rear garden from the rear elevation window.

### Bedroom

**3.46m x 2.96m (11'5" x 9'8")**

A second generous bedroom with fitted wardrobes and access to the first floor sunroom.

### Sunroom

**3.48m x 2.98m (11'5" x 9'10")**

Filled with natural light from triple elevation views. The views over the garden extend to the trees in the distance with the River Humber viewed between the trees.

### Bedroom

**3.05m x 1.97m (10'0" x 6'6")**

A third bedroom with fitted wardrobes and window to the front elevation.



### Bathroom

**2.52m x 2.19m (8'4" x 7'2")**

Featuring a four piece suite comprising of shower, hand basin, low flush toilet and bidet.

### Garage

**2.73m x 4.89m (9'0" x 16'0")**

Up and over door providing vehicular access. Integral door to inner hallway providing access to house. Personnel door to the rear for garden access.

### Outside

The garden is a real standout feature of the property that is mature, beautifully established and thoughtfully landscaped to create a wonderfully private outdoor space.

A central lawn leads through the garden, bordered by an abundance of colourful planting, mature shrubs, trees and well-stocked beds. There are several peaceful seating areas positioned to enjoy different aspects of the garden, along with a charming winding pond and small bridge, adding character and a lovely sense of tranquillity.

The varied planting, kitchen garden area and carefully designed layout make this a garden full of interest throughout the seasons. Enclosed by mature boundaries, it offers a private and picturesque setting ideal for relaxing, entertaining or simply enjoying the outdoors.

The front garden is just as enchanting with a driveway providing off street parking for several vehicles.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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## A&C Homes Limited T/A Lovelle Estate Agency

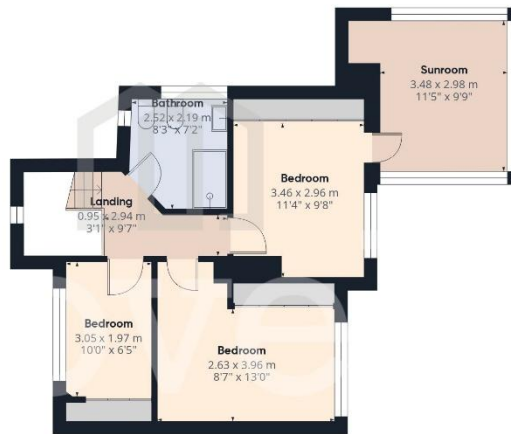


# FLOOR PLANS



Floor 0

**Approximate total area<sup>(1)</sup>**  
135.5 m<sup>2</sup>  
1459 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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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