



Nunburnholme Avenue, North Ferriby, HU14 3AW
Offers Over £275,000


**Philip
Bannister**
Estate & Letting Agents

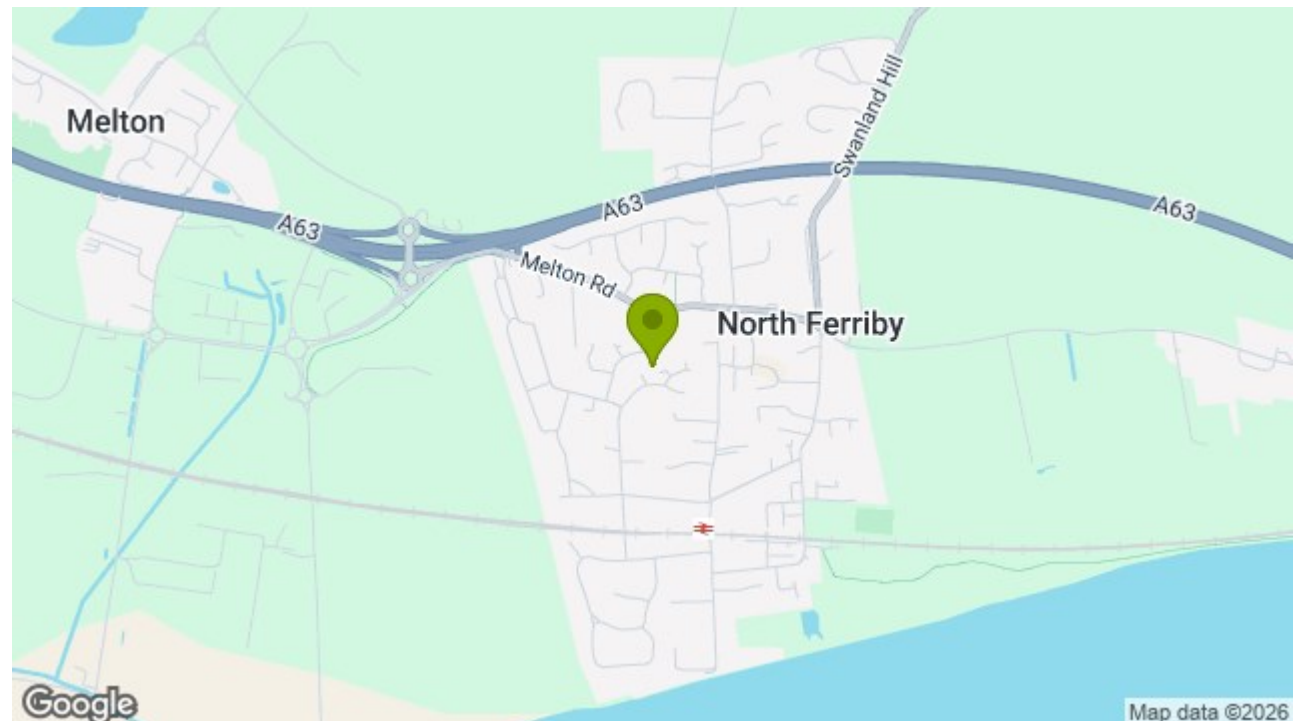
Nunburnholme Avenue, North Ferriby, HU14 3AW

Key Features

- NO ONWARD CHAIN
- Detached 3 Bedroom Bungalow
- Located Within A Small Private Cul-De-Sac
- Spacious Dining Kitchen & Lounge
- Driveway Parking & Garage
- Landscaped Gardens With Koi Pond
- Highly Desirable Village Location
- Solar Panels
- EPC = C
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO ONWARD CHAIN - This three-bedroom detached bungalow occupies a pleasant corner position within a small private cul-de-sac, offering generous parking, a garage and attractive, well-maintained gardens. The property is well proportioned throughout and offers good-sized rooms with the accommodation briefly comprising an entrance porch to hallway, dining kitchen with integral appliances, spacious lounge which opens to a rear conservatory, three fitted bedrooms and a bathroom. The principal bedroom further benefits from a walk-in dressing area. The gardens have been thoughtfully landscaped for ease of maintenance and, to the rear, feature attractive borders, a paved patio and a koi pond with adjacent decking.





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property via a residential entrance door. A further uPVC door leads to:

ENTRANCE HALL

Allowing access to the internal accommodation. There is a tiled floor and two built-in cupboards, one of which houses the water cylinder.

LOUNGE

A generously proportioned reception room with a feature fireplace with living flame gas fire, marble hearth and backplate flanked by windows to the side elevation. There is a large sliding patio door opening to:

CONSERVATORY

Of uPVC construction, overlooking the garden with a door leading to the patio. There is a tiled floor throughout.

DINING KITCHEN

A spacious dining kitchen which is positioned towards the front of the property and is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath tiled splashbacks. There is a sink unit with mixer tap beneath a window to the front elevation, integrated appliances which include an oven, gas hob and extractor hood, fridge freezer, dishwasher and a washing machine. There is a tiled floor that runs throughout, a bay window which allows space for a dining table and chairs.

BEDROOM 1

A double bedroom with a range of fitted furniture which includes wardrobes, bedside cabinets and a dressing table. There is a window to the rear elevation and access to:

WALK-IN WARDROBE

With hanging rails and shelving, a window is to the side elevation.

BEDROOM 2

A second double bedroom which is positioned to the front of the property. There is a range of fitted furniture which includes wardrobes, drawers and bedside cabinets.

BEDROOM 3

A versatile bedroom or potential study, with a fitted desk and a window to the rear.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower. There are tiled walls, a tiled floor and a window to the side elevation.

OUTSIDE

The property is positioned at the end of a small private cul-de-sac and benefits from a front garden which is attractively landscaped with a combination of ornamental shrubs, paving and gravel, creating a welcoming approach. To the rear, the garden has been thoughtfully designed to offer a variety of features, including an extensive paved patio, artificial lawn and raised borders. A standout feature is the large gazebo, set above a further decked patio and koi pond, providing an ideal space for outdoor relaxation and entertaining. A garden shed completes the outside space.

GARAGE

There is a detached brick garage with a pitched tiled roof, along with additional parking to the side.

SOLAR PANELS

The property is installed with 12 solar panels to the southerly roof face.

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 . (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

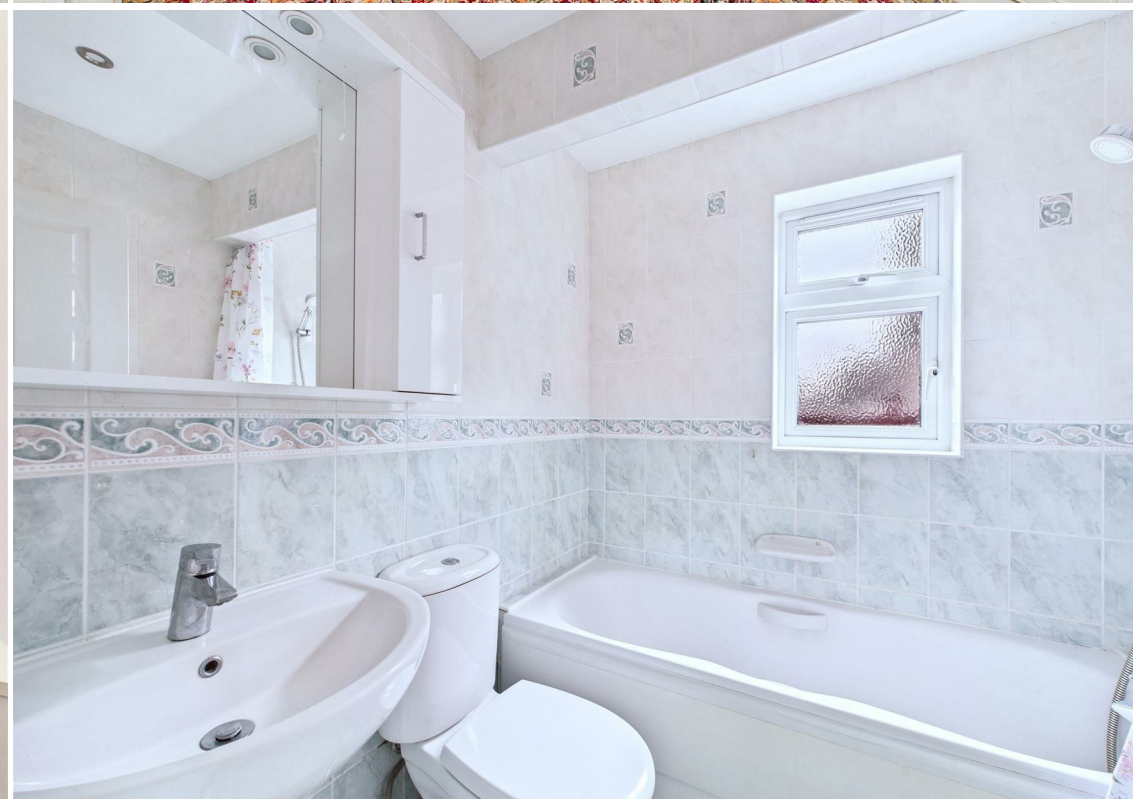
We understand that the property is Freehold.

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





Approximate total area^m
1025 ft²

(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.

GIRAFFE360



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