

staniford
grays



67 Ferriby High Road, North Ferriby, HU14 3LD

£350,000





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North Ferriby, HU14 3LD

- ELEVATED HUMBER VIEWS
- SCOPE FOR IMPROVEMENT
- 3 BEDROOMS
- RARELY OFFERED FOR SALE
- IDEAL FOR APPLICANTS LOOKING FOR A PROJECT HOME
- SOUTH FACING GARDENS
- GENEROUS PLOT
- EXPANSIVE DRIVE, CARPORT AND GARAGE
- A MUST VIEW OPPORTUNITY

SUPERB OPPORTUNITY WITH ELEVATED ESTURARY VIEWS AND WEALTH OF POTENTIAL.

Occupying a generous plot in the region of 0.30 of an acre with the benefit of South facing gardens and elevated open views to the rear.

Offered for sale and invited for inspection is this home of truly individual design offering a wealth of refurbishment potential with possibilities for extensions for a prospective applicant.

A generous driveway provides ample parking provision with the benefit of carport and garage with out buildings/storage to the rear.

In turn the property offers good levels of flexibility to the ground floor living space with potential for conversion to the second floor and first floor (subject to permissions). The internal living space comprises, vestibule, reception hallway, front facing bedroom with 2 further double bedrooms. A large reception lounge with elevated South facing garden views with a separate dining kitchen beyond and a bathroom.

Vehicular access is granted by a driveway with adequate parking and private and well stocked gardens to the rear of some considerable size offering unrivalled and uninterrupted estuary views.

Given the potential offered the property available remains an individual purchase opportunity and viewing available with immediate effect.



£350,000



ENTRANCE HALLWAY

A side vestibule give access to this deceptively spacious bungalow, with uPVC double glazed access door and window, opening into a generous entrance hallway, with uPVC privacy glazed entrance door. Giving access to bedroom accommodation and reception spaces.

RECEPTION LOUNGE

Boasting elevated South facing views of the gardens and Humber estuary beyond via crescent bow double glazed window, suitably sized to accommodate furniture suite, a central focal point provided via fire insert with decorative hearth and mantel.

15'1" x 11'11" (4.62 x 3.65)

KITCHEN / DINING ROOM

With double glazed window to the elevated garden outlook, fitted with a range of traditionally styled wall and base units, breakfast bar/ island, wall mounted boiler, space for freestanding white goods also, generous pantry storage with shelving, space for dining table to the alternate room length, fireplace.

15'2" x 12'11" (4.63 x 3.94)

SIDE HALLWAY

With uPVC double glazed access door, further cupboard storage, giving access to the side garden and external areas beyond.

BEDROOM ONE

Of double bedroom proportions with oversize uPVC double glazed window to the front elevation, character circular galleon stained glass window, space for freestanding bedroom furniture.

15'11" x 10'6" (4.86 x 3.21)

BEDROOM TWO

Of double bedroom proportions, double glazed window to side elevation.

10'0" x 10'11" (3.05 x 3.33)

BEDROOM THREE

Of double bedroom proportions, double glazed window to side, loft access point.

9'4" x 8'10" (2.85 x 2.71)

HOUSE BATHROOM

Neutrally appointed with panelled bath with electric showerhead and console over, shower screen, low flush w.c, pedestal wash hand basin, neutral tiling to splashbacks, privacy double glazed window to side elevation.

8'0" x 6'3" (2.45 x 1.92)



OUTSIDE

The subject dwelling offers scope for remodelling and modernisation throughout and given the generous plot size which extends in the region of a third of an acre it really must be seen to be fully appreciated given the elevated estuary views.

Generous parking provision to the front driveway leading to carport and garage with up and over access door, with full power and lighting and personnel door to side. Lawned gardens feature to the front with established planting and shrubbery to borders. Gated access to the side and rear of the property, a rear patio terrace extends from the building footprint, well stocked planted borders include shrubs and trees including Fig, Apple and Pear trees, laid to lawn grass section, allotment style gardens extends to the rear boundary, former pigeon loft forming three separate outbuildings with fitted doors, generously sized glasshouse, external tap and light points.

AGENTS NOTE

Fundamentals for a really impressive lifestyle home are in place, with a wealth of opportunity offered that must be seen to be fully appreciated, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.

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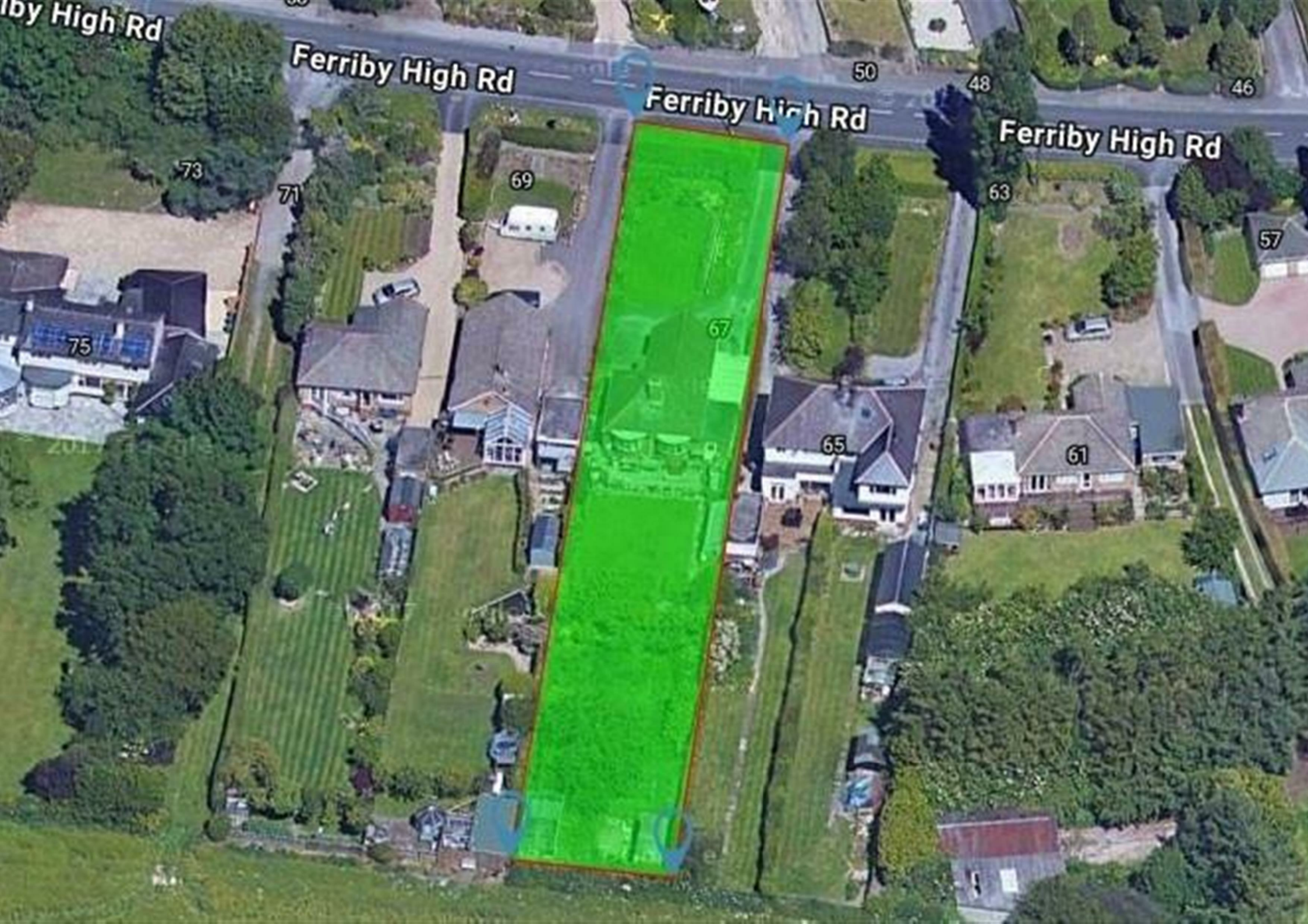
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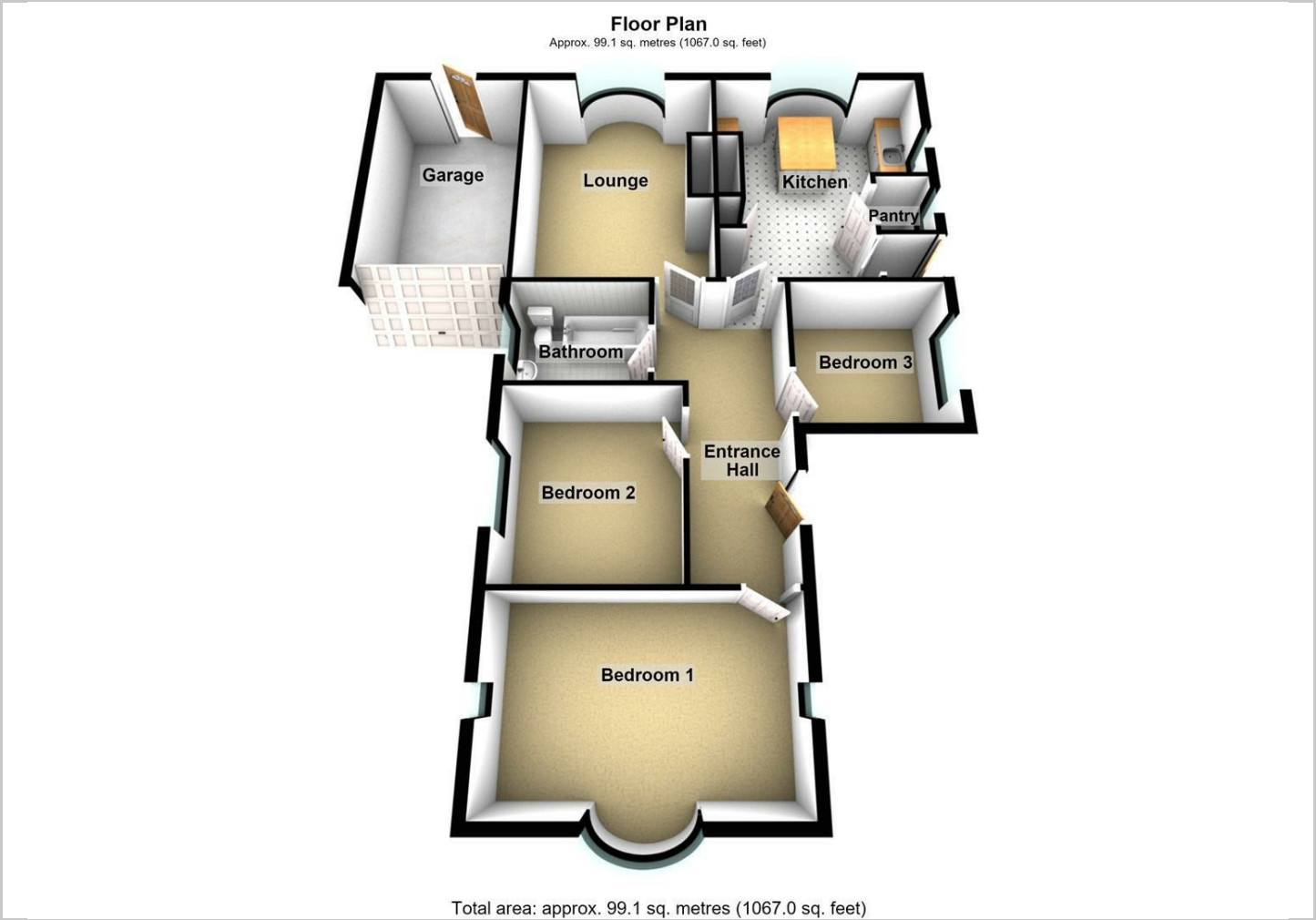
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Floor Plans



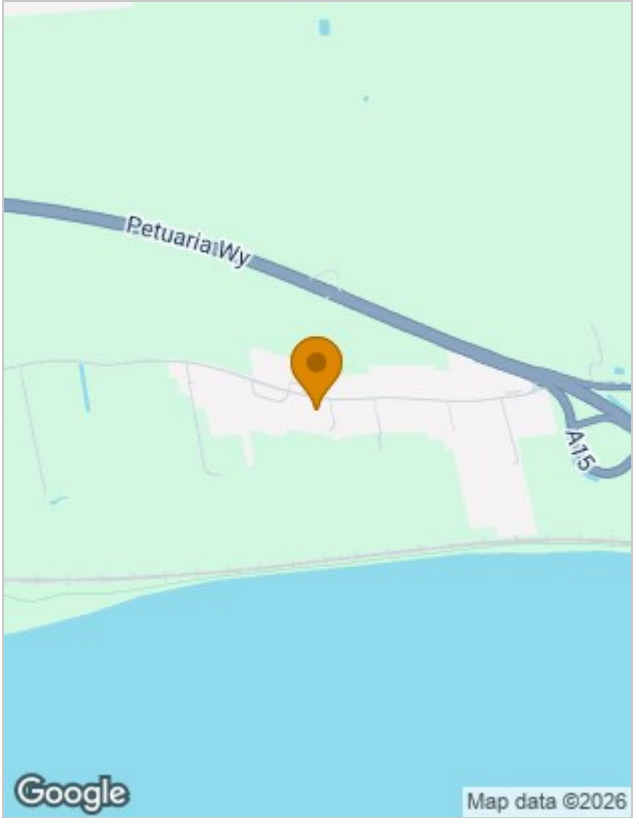
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

