9 Church Avenue, North Ferriby, HU14 3BY

Offers Over £295,000

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North Ferriby, HU14 3BY

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- MODERN STYLED BUNGALOW
- NO ONWARD CHAIN
- GENEROUS DRIVEWAY AND GARAGE
- 2 DOUBLE BEDROOMS
- READY FOR IMMEDIATE OCCUPATION
- CENTRAL NORTH FERRIBY SETTING
- REFORMATTED LAYOUT
- IMPRESSIVE WET ROOM
- OPEN PLAN LAYOUT

IMMACULATELY APPOINTED AND UPGRADED BUNGALOW WITH PRIVATE SOUTH FACING GARDENS. VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A STAND OUT READY TO MOVE IN HOME.

Having been cosmetically upgraded internally to provide lifestyle bungalow living, with attention to detail throughout and the benefit of a well specified interior.

The versatile living accommodation includes; Entrance Hallway, open plan Lounge into Dining Space, Breakfast Kitchen, two well-proportioned Bedrooms with large Wetroom to the principal Bedroom and additional Shower Room.

Externally a generous driveway leads to an integral garage with enclosed South facing rear gardens.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful community environment within proximity to the centre of North Ferriby village.

ENTRANCE VESTIBULE
Accessed via composite style entrance door into vestibule area, leading further into entrance hall with uPVC double glazed door and windows to side, LVT flooring throughout, inset spotlights to ceiling, hardwood internal doors. The entrance hallway leads throught to the reception space and bedroom accommodation, with thermostatic controls for the heating throughout.

RECEPTION LOUNGE 14'0" x 12'1" (4.29 x 3.69)
With uPVC double glazed windows to the front and side elevations, open plan style, suitably sized to accommodate furniture suite, laminate floor coverings, inset spotlights to ceiling, a central focal point is provided via mounted electric fire. Open plan through to...

DINING AREA 10'9" x 10'7" (3.29 x 3.25)
With uPVC double glazed window to side and door leading from the entrance hallway. Open plan through to...

KITCHEN 13'3" x 13'0" (4.05 x 3.97)
With uPVC door to the South facing rear elevation and windows either side, fitted with a range of modern high gloss wall and base units, incorporating a number of integrated appliances including Neff double oven, AEG induction hob with oversize extractor canopy, integrated fridge freezer and slimline dishwasher, inset 1.5 bowl sink and drainer with Insinkerator boiling water tap and Insinkerator macerator, tiling to splashbacks, downlighters to cabinetry, inset spotlights to ceiling, laminate flooring continuing. Integral access door through to garage and additional door through to hallway.

PRINCIPAL BEDROOM 14'9" x 12'0" (4.50 x 3.67)
With uPVC double glazed window to the rear outlook, a full bank of sliding fitted wardrobes to wall length and cupboard to alternate wall, wall light points and inset spotlights to ceiling. Access provided to...

WET ROOM 9'10" x 7'6" (3.01 x 2.30)
Part of a reformatted layout, this walk-in wet room is an excellent size and highly specified throughout, incorporating inset basin to unit, concealed cistern low flush w.c, vanity storage and wall mounted storage also, dedicated walk-in shower room with centrally mounted drainer and shower screens, heated towel rail, inset spotlights to ceiling, uPVC privacy window to side elevation.

BEDROOM TWO 10'1" x 9'5" (3.08 x 2.89)
With uPVC double glazed window to side, inset spotlights to ceiling, space for freestanding bedroom furniture.

SHOWER ROOM
With uPVC privacy window to side elevation, walk-in shower area with showerhead and console, basin inset to vanity unit, low flush w.c, tiling to splashbacks, laminate flooring, heated towel rail, inset spotlights to ceiling.

OUTSIDE
Church Avenue remains ideally situated within a central North Ferriby position offering a peaceful cul de sac residential location with genuine community feel, offering peace of mind for applicants looking for low maintenance and convenient lifestyle living.
The subject dwelling benefits from a generous driveway with parking to the side and front. Access is provided to the front and gated access to the side, also integral garage with electronically operated garage door, offering full power and lighting with uPVC door and window to garden aspect.
A patio terrace extends from the immediate building footprint, with laid to lawn grass section, established planting, shrubbery and borders, boarded fence perimeter boundary, boasting a South facing orientation with church view. External power sockets, lighting and tap point.

AGENTS NOTE
The subject dwelling has been fully remodelled and upgraded to a high specification internally, particular interest is given to the ECO Heatwave energy efficient heating system (*), with further details available through the sole selling agent Staniford Grays.
*The ECO Heatwave system is a revolutionary heating system designed to save both energy and costs and is based upon an infrared heating system. For further information please visit https://core-energysystems.co.uk/

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

SERVICES
(Not Tested) Mains Water, 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 with sole selling agents, 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.

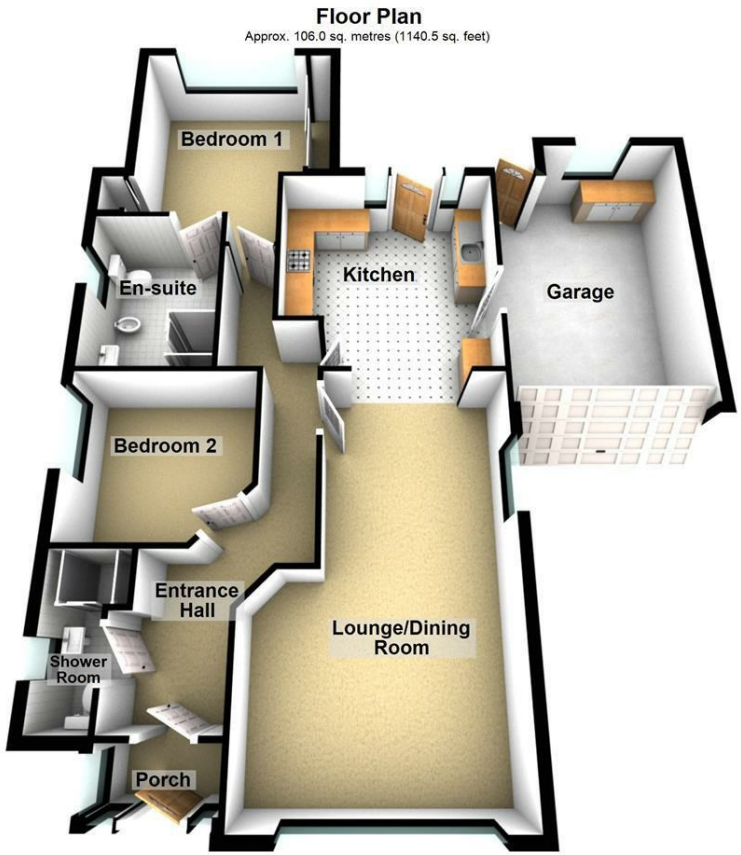
MISREPRESENTATION ACT 1967

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.

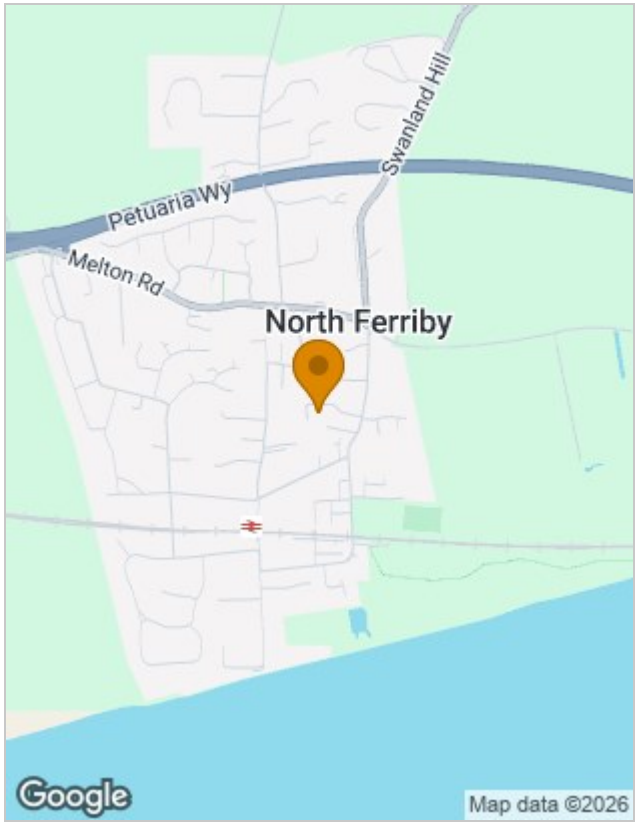
FEES
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

Floor Plans

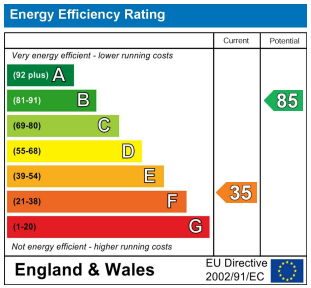


Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

Location Map



Energy Performance Graph



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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