staniford grays

2 Humberdale Drive, North Ferriby, HU14 3LB

Offers Over £320,000

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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- LARGE GARAGE & CAR PORT
- BEAUTIFUL ENCHANTING SOUTH FACING GARDEN
- TWO SPACIOUS RECEPTION ROOMS
- PRIVATE OFF STREET PARKING

Humberdale Drive, North Ferriby

A spacious three bedroom semi detached family home, offset upon a private road within the highly sought after village of North Ferriby, this property offers wonderful family living combined with a truly enchanting garden that has to be seen to be appreciated.

A welcoming porch leads through to a well proportioned dining room with a bay window and a separate lounge leading to the open plan kitchen, offering excellent space for both everyday family life and formal entertaining. The open plan kitchen diner forms the heart of the home, with patio doors opening directly onto the South facing rear garden, seamlessly blending indoor and outdoor living. A useful cloakroom/WC and utility cupboard complete the ground floor accommodation.

Upstairs, the property offers three double bedrooms, one with ensuite bathroom and two of which benefit from access to a private, garden-facing balcony, a lovely spot to enjoy a morning coffee with elevated views over the garden and estuary beyond. A family bathroom with separate WC completes the first floor.

Outside, the true charm of this home reveals itself. The beautiful, enchanting garden is loosely divided into three areas and features a delightful garden pond and a handy potting shed, offering a peaceful retreat for garden enthusiasts and families alike. The property further benefits from private off street parking, a car port and a large garage, providing excellent parking and storage provision.
This is a rare opportunity to secure a spacious and characterful family home in one of North Ferriby's most desirable settings.

Get in touch, book your viewing today!

GROUND FLOOR

PORCH 8'3" x 2'10" (2.54m x 0.87m)
uPVC entrance door and a tiled floor.

ENTRANCE HALL 14'11" x 5'7" (4.56m x 1.72m)
Wooden door with brass handles and glass panels, carpeted floor and a central ceiling light.

DINING ROOM 13'5" x 11'6" (4.09m x 3.53m)
Wooden door, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window, gas fireplace with wooden surround, mantelpiece, tiled inserts and hearth.

LOUNGE 13'1" x 12'10" (4m x 3.92m)
Wooden door with brass handles and glass panels, carpeted floor, pendant light fitting, rear aspect feature windows, metal framed door to dining area, open coal fireplace with tiled surround, hearth and back.

KITCHEN 17'7" x 7'6" (5.38m x 2.29m)
Wooden door with glass panels, vinyl floor, two chrome ceiling spotlight fittings, rear aspect uPVC double glazed window, two side aspect uPVC double glazed windows, uPVC side door leading to external areas, plumbing for a washing machine and dishwasher. A range of wall and base units, one and half bowl sink and drainer with mixer tap, integrated four ring gas hob, extractor hood, undercounter fridge and freezer, and a breakfast bar.

DINING AREA OFF KITCHEN 11'6" x 9'5" (3.52m x 2.88m)
With uPVC sliding patio door to the rear garden, vinyl floor, pendant light fitting, rear aspect uPVC double glazed window and a skylight.

CLOAKROOM/WC 4'1" x 2'8" (1.25m x 0.82m)
Vinyl floor, side aspect uPVC double glazed window, low flush w.c and a wash hand basin.

UTILITY CUPBOARD 4'10" x 2'5" (1.48m x 0.75m)
Bi-fold wood door, vinyl floor, boiler housed.

FIRST FLOOR

STAIRCASE AND LANDING 9'6" x 8'10" (2.92m x 2.70m)
Carpeted floor, side aspect uPVC double glazed window, wooden handrail and a wooden banister.

SEPARATE WC 4'10" x 2'10" (1.48m x 0.87)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed privacy window, wood panelled walls and a low flush w.c.

BATHROOM
Wooden door with brass handles, carpeted floor, front aspect uPVC double glazed privacy window, ceiling spotlight fitting, chrome towel radiator, pedestal wash hand basin, bath with mixer tap and mixer shower and splashback tiles.

BEDROOM ONE 20'4" x 7'8" (6.21m x 2.34m)
Wooden door with brass handles, uPVC French doors to the balcony, carpeted floor, two pendant light fittings, rear aspect uPVC double glazed window and a side aspect uPVC double glazed window. Leads to...

BEDROOM TWO 13'9" x 11'6" (4.20m x 3.53m)
Wooden door with brass handles, carpeted floor, pendant light fitting, uPVC French doors to the balcony, and fireplace with cast iron surround.

BEDROOOM THREE 13'4" x 11'7" (4.08m x 3.55m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window, fireplace with tiled back and wooden surround, and fitted wardrobes.

ENSUITE SHOWER ROOM 7'6" x 4'11" (2.29m x 1.52m)
Low flush WC, shower cubicle with electric shower, pedestal wash hand basin with mixer tap, ceiling spotlights and a towel radiator.

GARAGE 23'2" x 8'5" (7.07m x 2.57m)
With wooden barn style doors, uPVC French doors to rear patio, window, full power and lighting.

EXTERIOR
The property is accessed via a private road, with a concrete driveway and gravel parking area with mature perimeter hedges and trees.
To the rear an enchanting garden with a mixture of mature trees, flagged patio area and path with a pond. Wooden fence surround, garden summerhouse/shed and a potting shed (2.72m x 2.40m).

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

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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

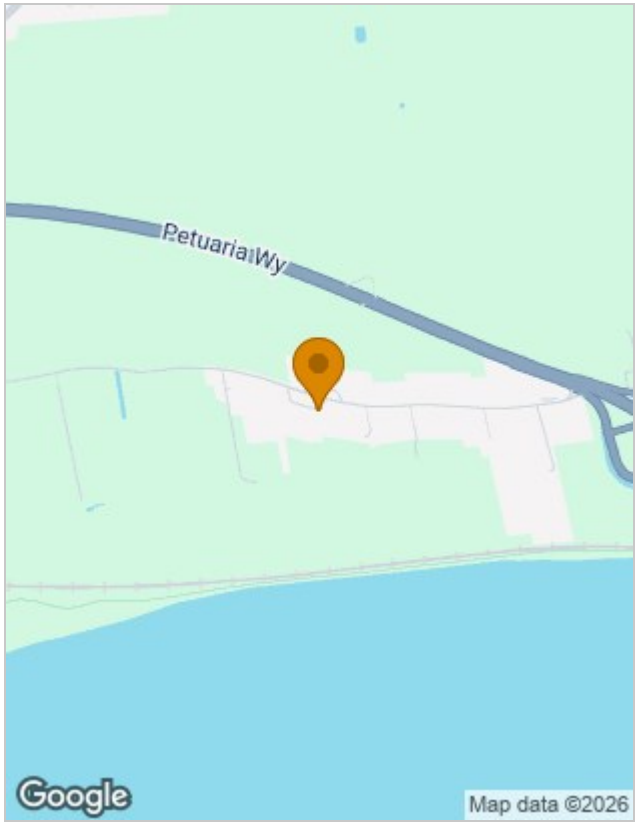
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

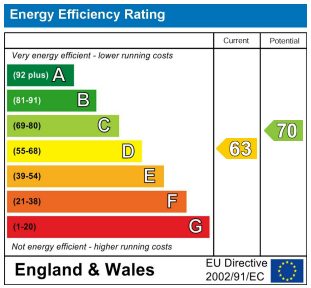
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services,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

Floor Plans

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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