



Ferriby High Road, North Ferriby, HU14 3LE
£600,000



Platinum Collection

Ferriby High Road, North Ferriby, HU14 3LE

A spacious detached bungalow set within a truly impressive plot of approximately 0.8 acres, enjoying beautifully established and extensive gardens to both the front and rear. The grounds are a standout feature of the property, with mature planting and generous lawned areas.

This versatile property provides extensive and well-planned accommodation including an entrance porch leading into a welcoming hallway, a lounge, separate dining room, fitted kitchen, and a snug which could also serve as a fourth bedroom. There is also a shower room, three further well-proportioned bedrooms, and a WC, making it ideal for a range of buyers seeking flexible living arrangements.

Externally, in addition to the exceptional gardens, the property benefits from a driveway providing ample off-street parking along with a detached double garage, large greenhouse and potting shed.



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Key Features

- Large Detached Bungalow
- Fabulous Plot Of Approx 0.8 Acres Of Mature Gardens
- 3 / 4 Bedroom Accommodation
- 2 Reception Rooms
- Driveway & Double Garage
- Popular Location
- Opportunity To Create An Exceptional Home
- EPC = D
- Council Tax = F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a uPVC entrance door.

ENTRANCE HALL

Providing access to the accommodation at ground floor level.

LOUNGE

Positioned to the front of the property, having a bay window and a feature fireplace housing an electric fire.

DINING ROOM

Having ample space for a dining table and chairs, there is a bay window to the side elevation and a range of built-in cupboards.

KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces and splashbacks. There is a sink unit beneath a window to the rear, integrated oven, hob, extractor hood and fridge freezer. There is space for undercounter appliances and a door leads to the driveway.

SNUG/BEDROOM 4

A versatile room providing the option of a reception room or 4th bedroom, having a feature fireplace and a bay window to the front.

BEDROOM 3

With fitted wardrobes, bedside storage and overhead units. There is a window to the front elevation.

BEDROOM 2

With fitted wardrobes and drawers. A window to the rear elevation.

BEDROOM 1

With fitted wardrobes, drawers and shelving. There is a bay window to the side elevation.

WC

Positioned off the bedroom, with a WC and wash basin.

SHOWER ROOM

With a three piece suite comprising WC, vanity wash basin within a storage unit and a walk-in shower area with a thermostatic shower. There is additional storage, tiled walls and a window to the rear.

OUTSIDE

GARDENS

The extensive gardens encompass the property and extend to approximately 0.8 acres. They are impeccably maintained and beautifully mature, featuring expansive lawns, established trees, and well-stocked shrubbery. A real highlight of the property, they offer a delightful and tranquil outdoor setting. The gardens also dogleg behind the neighbouring property, providing additional outdoor space. In addition, there is a large greenhouse and a spacious potting shed.

DRIVEWAY & DOUBLE GARAGE

A gated driveway provides extensive off street parking and leads to a detached double garage. The garage features an up and over door to the front and a personnel door to the rear. There is a first floor to the garage which offers ideal storage space.

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 F. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is



vitaly 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⁽¹⁾
1304 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.

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