

staniford
grays



1 New Walk, North Ferriby, HU14 3AH

£219,950





1 New Walk

North Ferriby, HU14 3AH

- RARE BUNGALOW OPPORTUNITY
- CHURCH VIEWS
- STORAGE OUTBUILDINGS
- LOCK UP AND LEAVE
- VERSATILE LAYOUT
- CENTRAL NORTH FERRIBY SETTING
- OFF STREET PARKING
- IDEAL FOR DOWNSIZERS
- 2 BEDROOMS + LOFT AREA
- CHARACTER SETTING OF NEW WALK

OFFERED FOR SALE WITHIN A CENTRAL NORTH FERRIBY SETTING WITH NO ONWARD CHAIN.

Ideally suited for downsizers and applicants looking for a flexible arrangement of living space including 2 double Bedrooms + Loft Area, all within a characterful street scene.

Off-road parking provision is offered and is situated within easy walking distance of the train station, bus stop, local shops and the ever popular walkway along the river estuary.

The property benefits from versatile living accommodation throughout with ready to move in living and further scope to enhance and upgrade. The arrangement of flexible living space comprises; Hallway, Reception Lounge, Dining Kitchen, two ground floor double Bedrooms and a House Bathroom. To the first floor a flexible Loft Area also features.

Externally, the property has a private, enclosed, South facing garden and patio area with generous outbuildings for storage.

Given the central location of the property, the versatility of home on offer and the improvement potential, early viewing is advised.



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ENTRANCE HALLWAY

With laminate flooring and access to reception spaces and bedroom accommodation.

RECEPTION LOUNGE

12'7" x 10'11" (into bay) (3.84 x 3.35 (into bay))
Outlook to New Walk and front street scene with UPVC double glazed bay window, contemporary feature fireplace with pebble-effect electric fire, TV point.

DINING KITCHEN

19'3" x 8'9" (maximum) (5.89 x 2.67 (maximum))
Open plan kitchen area into an informal reception space. Fitted with a comprehensive range of Shaker style wall and base units incorporating built-in appliances comprising single electric oven/grill and four-ring electric hob with chimney-style glass/stainless steel extractor canopy over, sink unit with mixer tap, laminate work surfaces, tiled splashbacks, space for fridge/freezer, plumbing for automatic washing machine, laminate flooring, uPVC double glazed window and external access door leading to the rear garden. Stairs to first floor level.

BEDROOM ONE

12'11" x 9'8" (into bay) (3.96 x 2.95 (into bay))
With a range of recently-fitted furniture incorporating wardrobes, overhead storage, bedside cabinets, dressing table and drawers, TV point and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

10'11" x 8'2" (3.35 x 2.51)
With cupboard housing gas-fired boiler, TV point and uPVC double glazed doors to the rear garden.

BATHROOM

With a contemporary three piece suite comprising bath with shower over, shower screen, pedestal wash hand basin and low flush WC, heated towel rail, extractor fan, part tiling to walls, uPVC double glazed window and tiled floor.

LOFT AREA

8'11" x 8'11" (2.74 x 2.74)
Access via fixed staircase. With eaves storage and uPVC double glazed window to the rear elevation. Potential to be used for a number of possibilities.



OUTSIDE

There is a brick boundary wall to the front of the property with gated entrance leading to a block paved off-street parking area. The front garden area has been block paved for ease of maintenance, with gated pedestrian access leading to the rear garden.

Directly adjoining the rear of the property is a decked area with lawned garden beyond which enjoys a Southerly aspect with fenced boundaries. Comprehensive storage/outbuildings also.

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 'B'.

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.

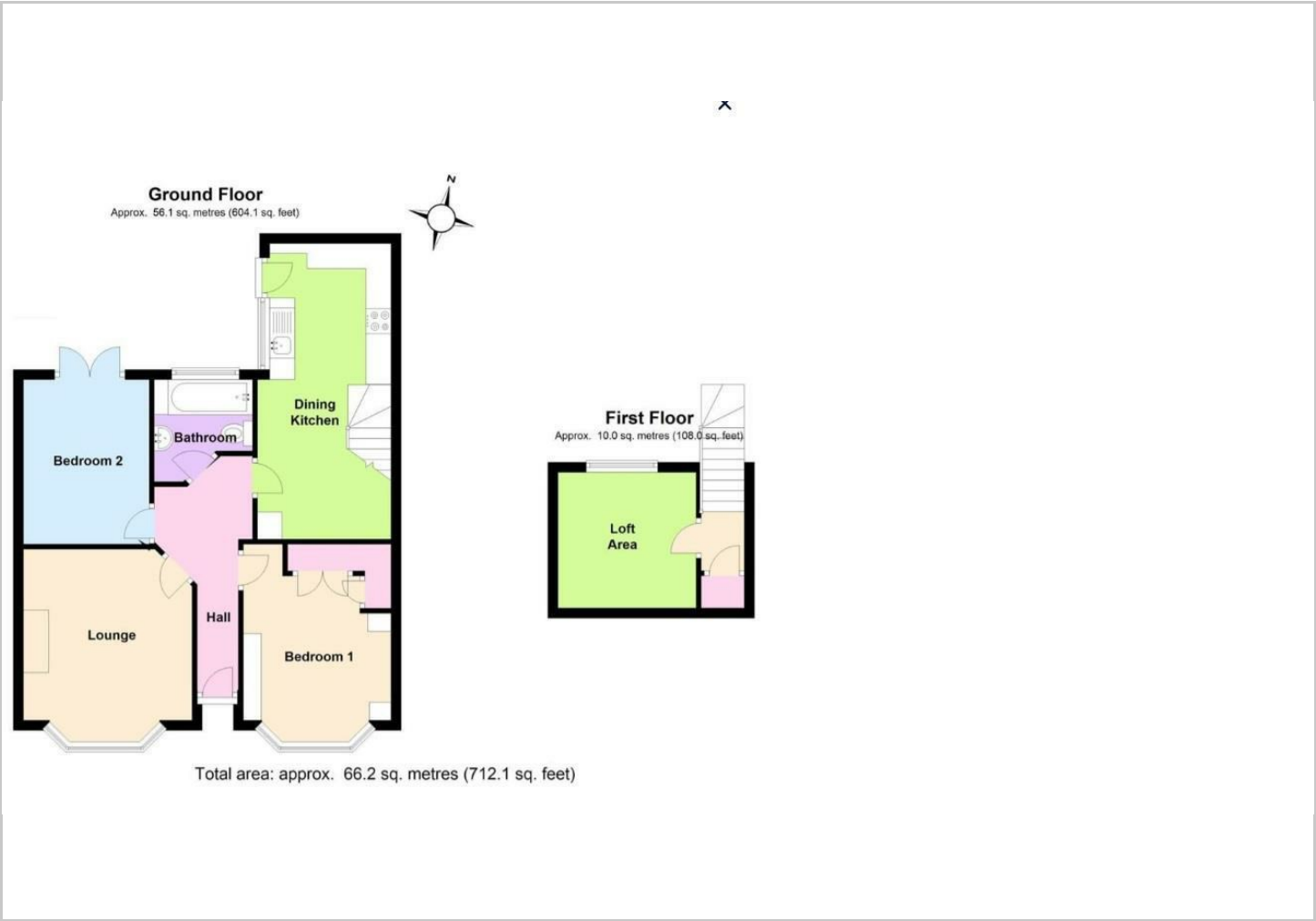
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans



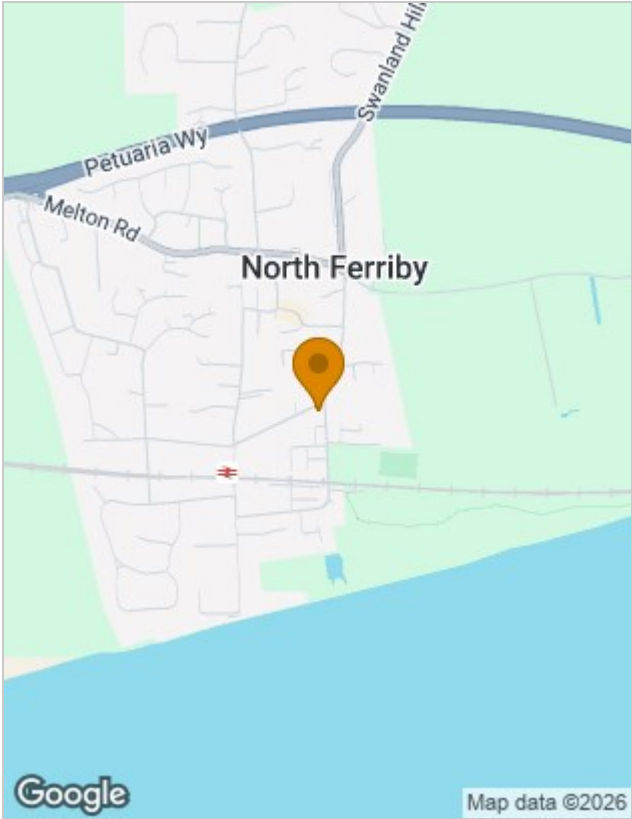
Viewing

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

