



Low Street, South Ferriby, North Lincolnshire

Offers over £150,000





KEY FEATURES

- Total Floor Area:- 61 Square Metres
- Semi-Detached Home
- Kitchen
- Spacious Lounge Diner
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Village Location
- EPC rating D

DESCRIPTION

Situated in a desirable village location, this charming two bedroom semi-detached home offers well proportioned accommodation and a private enclosed garden. The property features a welcoming living room, and a kitchen, making it an ideal home for first-time buyers, small families, or those looking to downsize. Upstairs, there are two comfortable bedrooms providing flexible living space and the bathroom. Outside, the enclosed garden offers a pleasant area for relaxing or entertaining. The garden also benefits from a summer house, offering a versatile space that could be used as a home office, hobby room, or additional relaxation area. Located within a popular village setting, while still being within easy reach of local transport links.

PARTICULARS OF SALE

ENTRANCE

Entered through a UPVC door into the kitchen.

KITCHEN

3.45m x 2.73m (11'4" x 9'0")

Range of wall and base units with contrasting work surfaces and up stands. Inset electric oven and a four ring halogen hob with extraction canopy over. Plumbing for a washing machine and space for a tall refrigerator. Stainless steel sink and drainer with a swan neck mixer tap. Window to the rear elevation and a door to the lounge diner.

LOUNGE DINER

6.14m x 3.57m (20'1" x 11'8")

Feature brick fireplace housing an open flame burner. Window to the front elevation and staircase to the first floor accommodation.

WC

1.33m x 0.88m (4'5" x 2'11")

Under the stairs has a white two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap.

Window to the rear elevation.

Storage space.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

3.32m x 3m (10'11" x 9'10")

Window to the front elevation.

BEDROOM TWO

3.02m x 2.35m (9'11" x 7'8")

Window to the side elevation.

BATHROOM

2.13m x 2.04m (7'0" x 6'8")

Three piece suite incorporating a bathtub with a shower over and hot and cold water taps, push button WC and a pedestal wash hand basin with a mixer tap. Boarding to the wet areas and a chrome effect towel rail radiator. Window to the rear elevation.



OUTSIDE THE PROPERTY:

REAR ELEVATION

The property benefits from a generous enclosed rear garden, mainly laid to lawn with established planting borders. A timber summerhouse and garden shed provide useful storage and potential hobby/office space, while a paved pathway runs from the house through the garden. The space offers excellent potential for outdoor seating, gardening, and family use.

LOCATION

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

BROADBAND TYPE

Standard- 3 Mbps (download speed), 0.5 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - OK,
Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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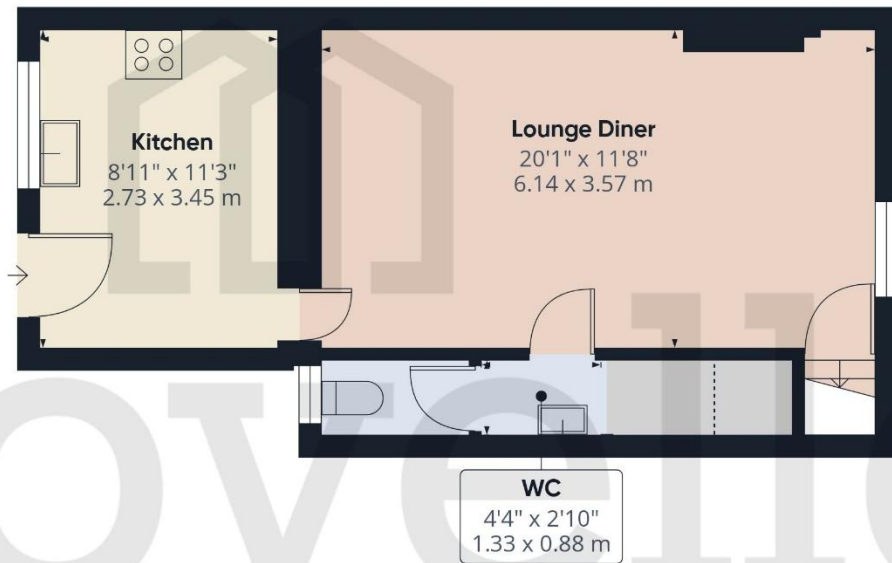
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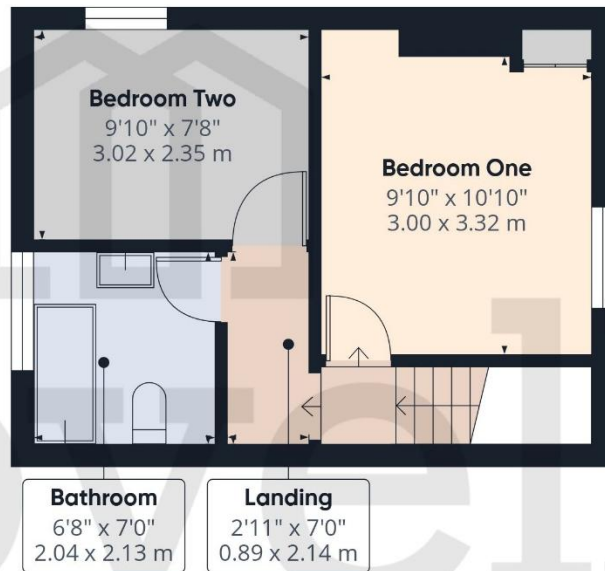


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor



Floor 1

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