

Selwyn Avenue, North Ferriby, HU14 3AF

£280,000

Philip Bannister
Estate & Letting Agents

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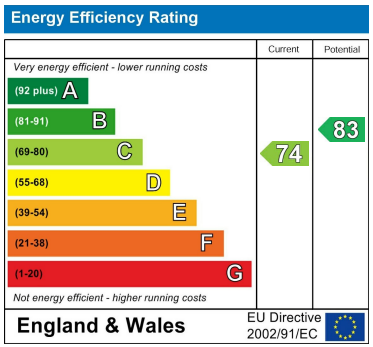
Key Features

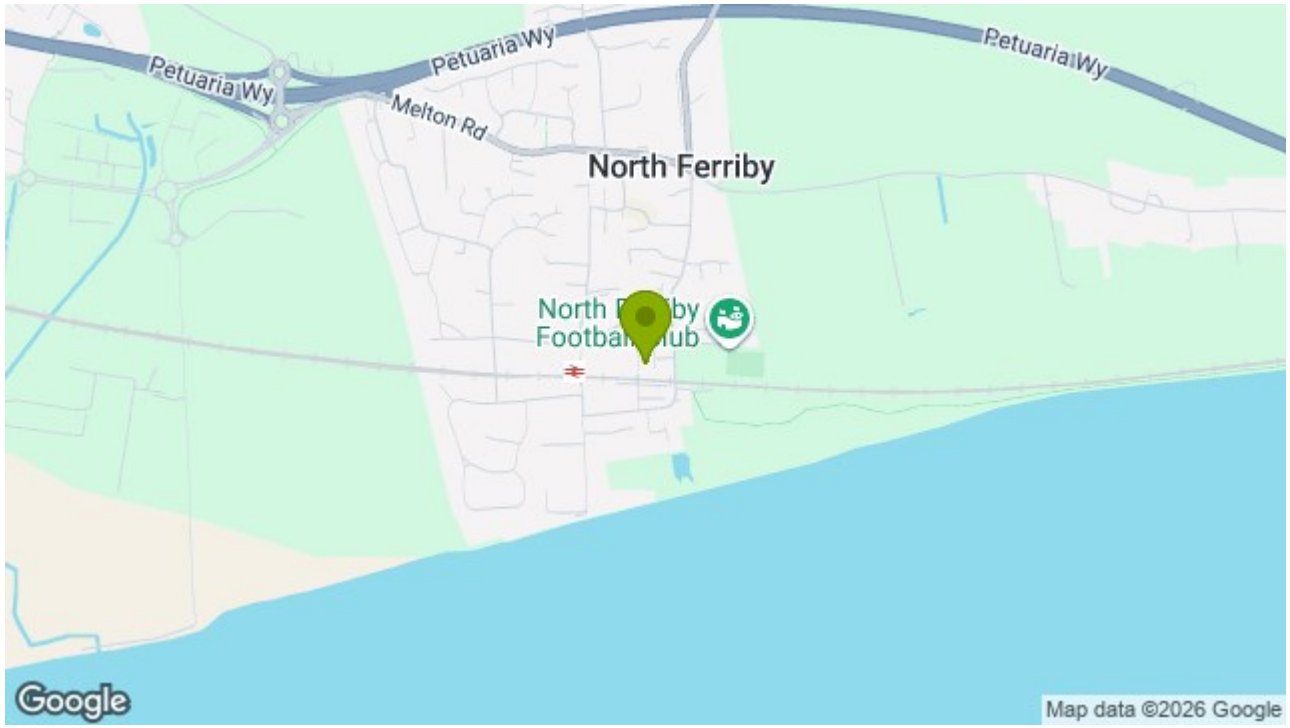
- Traditional 3 Bedroom Property
- Upgraded Accommodation Throughout
- 2 Reception Rooms With Log Burning Stoves
- Sleek Breakfast Kitchen
- Contemporary Shower Room
- Front And Rear Garden
- External Cabin/Work Space
- Pleasant Cul-De-Sac Location
- Council Tax = C / EPC = C



A viewing is essential to fully appreciate this fabulous home.

This traditional three-bedroom property, situated in the heart of North Ferriby, has undergone a complete transformation and is presented to an exceptional standard throughout. The accommodation boasts a wealth of impressive features, including two reception rooms with log-burning stoves, a stunning breakfast kitchen, and a contemporary shower room fitted with a stylish suite.

Externally, the property enjoys gardens to both the front and rear, with the added benefit of a superb outdoor cabin provides an ideal space for home working or a variety of other uses.





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LOCATION
Selwyn Avenue is located close to the centre of North Ferriby, positioned just of Church Road. The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley.The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH
Allowing access to the property through a residential door. A further internal door opens to:

ENTRANCE HALL
A wooden floor runs throughout, there is a staircase which leads to the first floor and internal access to:

LOUNGE
A bay fronted reception room with inset feature fireplace housing a log burning stove mounted on a stone hearth.

SITTING ROOM/DINING
A second reception room with a window to the rear elevation. There is a continuation of the wooden floor and an inset feature fireplace houses a log burning stove mounted on a stone hearth with a beamed mantle.

BREAKFAST KITCHEN
The fabulous kitchen is fitted with a comprehensive range of light grey wall and dark grey base units mounted with a contrasting work surface and matching upstand. There is an inset stainless steel sink unit with mixer tap, integral appliances which include a double oven/grill, induction hob beneath a concealed extractor, dishwasher, washing machine and fridge freezer. A continuation of the wooden floor runs through to a breakfast area which enjoys French doors which open to the rear garden.

FIRST FLOOR

LANDING
A split level landing allows access to the accommodation at the first floor level.

BEDROOM 1
A spacious double bedroom with two fitted wardrobes and a bay window to the front elevation.

BEDROOM 2
A second generous double bedroom with a window to the rear elevation.

BEDROOM 3
An excellent third bedroom with a window to the front elevation.

SHOWER ROOM
The contemporary shower room has been recently fitted and features a WC, vanity wash basin mounted upon a fixed storage unit and a large walk-in shower with waterproof boards, glazed screen and a thermostatic shower. There is a ladder style heated towel rail, fitted shelving and a window to the rear.

OUTSIDE

FRONT
To the front of the property there is a lawned garden and a footpath which leads to the property. Hedging to the perimeter offer excellent privacy

REAR
The attractive rear garden features steps leading down from the kitchen to a patio area. There is a central lawn, concrete hardstanding and to the bottom of the garden is a gravel seating area. This area was previously used for off-street parking, with vehicular access via the rear tenfoot. The owners are happy to reinstate the parking space between exchange and completion, should a buyer require it.

GARDEN CABIN/WORK SPACE
This fantastic addition to the property makes an ideal home working space or gym amongst other uses. The cabin is insulated, alarmed and has electric and internet connection

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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.









VIEWINGS
Strictly by appointment with the sole agents.

TENURE
We understand that the property is Freehold.

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 vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional 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 NTSTEAT 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


TARGET

















Approximate total area[1]

1250 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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