

staniford
grays



2 Evelyn Gardens, North Ferriby, HU14 3RR

£625,000





2 Evelyn Gardens

North Ferriby, HU14 3RR

- DISCREET CUL-DE-SAC LIVING
- LOCATED OFF STATION ROAD
- SUN ROOM TO REAR
- DRIVEWAY AND GARAGE WITH HOME OFFICE
- HOME OF OUTSTANDING FAMILY APPEAL
- CENTRAL FERRIBY LOCATION
- MODERNISED THROUGHOUT
- PRIVATE GARDENS
- RARELY OFFERED FOR SALE IN THIS SETTING

RARELY OFFERED FOR SALE IN THIS EXECUTIVE CUL-DE-SAC SETTING OF A LIMITED NUMBER OF DETACHED HOMES.

Uniquely positioned in a central North Ferriby, off the well regarded street scene of Station Road is this immaculately appointed family home.

Having been upgraded internally to provide immaculate living space with the benefit of modern fixtures and fittings throughout and coming ready for immediate occupation. The vendors have undertaken a programme of improvement to provide a well specified home and outstanding quality and design. Occupying a discreet offset position with a driveway and gated access leading to detached garage and Home Office/Gym.

The versatile arrangement of living space comprises to the ground floor of Entrance Hallway, Cloakroom W.C., Sitting Room, Formal Lounge space, Sun Room and open plan Kitchen. To the first floor level a Principal Bedroom with Dressing Area provides access to an En-Suite Shower Room, Three further Bedrooms of a good size and House Bathroom which all lead from a central landing.

The rear garden benefits from excellent levels of privacy and screening to the rear, ample parking provision is provided to the generous driveway being gated with sun terrace extending from the building footprint and Summer House.

Ideally suited for applicants looking for peaceful living in a premium location and comes recommended for inspection given the quality and desirability of living space on offer.



£625,000



GROUND FLOOR

STORM PORCH

ENTRANCE HALLWAY

10'11" x 12'5" (3.34 x 3.80)
Accessed via uPVC double glazed entrance door, laminate to floorcoverings, return staircase with balustrade and spindles to first floor level, provides access to ground floor reception spaces.

CLOAKROOM / W.C

With uPVC double glazed window to rear, low flush w.c, wall mounted wash hand basin, tiling to splashbacks.

RECEPTION LOUNGE

19'8" x 11'1" (6.01 x 3.40)
With a central focal point provided via a feature Living Flame contemporary fire, LVT flooring, uPVC double glazed windows to the front outlook, suitably sized to accommodate furniture suite, double doors leading through to...

CONSERVATORY EXTENSION

16'2" x 14'6" (4.93 x 4.44)
With full garden views, Travertine style flooring, inset spotlights to ceiling, French doors leading to patio terrace, a bright and versatile reception space.

SITTING ROOM / DINING ROOM

11'11" x 13'5" (3.64 x 4.09)
Used currently as an additional reception space, with potential to be used as a formal dining space, with uPVC double glazed window to front elevation.

OPEN PLAN DAY ROOM / KITCHEN

14'8" x 11'1" (4.48 x 3.39)
(extending to breakfast space 2.87m x 2.57m)
Immaculately appointed with a highly specified kitchen, boasting excellent levels of natural daylight, with uPVC double glazed window to the rear elevation, access door to the rear patio terrace. Fitted with a range of contemporary style wall and base units, complementary composite work surfaces, kitchen island with space for wine cooler, American fridge freezer, a number of integrated appliances include oven, warming drawer, microwave, dishwasher, washing machine.

FIRST FLOOR

LANDING

10'7" x 12'8" (3.24 x 3.88)
With uPVC double glazed window to the front elevation, deep storage cupboard, providing access to four bedrooms, house bathroom and loft space.

PRINCIPAL BEDROOM

11'7" x 13'1" (3.55 x 3.99)
With uPVC double glazed to frontage, laminate to floor coverings, of double bedroom proportions. Extends into...

DRESSING ROOM

7'4" x 6'5" (2.17 x 1.98)
With uPVC window to rear, fitted wardrobes consisting of hanging rails and offering generous storage, laminate to floorcoverings.

EN SUITE SHOWER ROOM

Well appointed throughout, walk-in shower with wall mounted showerhead and console, concealed cistern w.c, inset basin to vanity unit, feature tiling to splashbacks with mosaic detail, heated towel rail, inset spotlights to ceiling.



BEDROOM TWO Of double bedroom proportions, uPVC double glazed window, space for freestanding bedroom furniture.	11'4" x 12'10" (3.47 x 3.92)
BEDROOM THREE Of double bedroom proportions, uPVC double glazed window, space for freestanding bedroom furniture.	9'10" x 11'4" (3.00 x 3.47)
BEDROOM FOUR With uPVC double glazed window, and space for freestanding bedroom furniture.	9'10" x 7'10" (3.00 x 2.41)

HOUSE BATHROOM
Neutrally appointed throughout, with panelled bath with wall mounted showerhead, console and shower screen, low flush w.c. pedestal was hand basin, tiling to floor and wall coverings, heated towel rail, inset spotlights to ceiling, uPVC privacy window to side elevation.

OUTSIDE
Evelyn Gardens remains discreetly in an executive cul-de-sac of a limited number of well styled detached family homes. The immediate location is accessed from the ever popular and highly desirable Station Road in the centre of North Ferriby Village, with all the services and amenities being a short distance walk away.
The driveway offers ample parking provision, with front gardens being well stocked and pedestrian access leading to the property main entrance.
Double gates lead down the side of the property, in turn leading to a Detached Garage with converted office and storage space, with uPVC double glazed window and access door also.
To the rear, a patio terrace extends from the immediate building footprint, leading to laid to lawn grass with well stocked borders of established planting and shrubbery, with summerhouse to the rear boundary, external tap, light points and power sockets.

AGENTS NOTE
Given the privacy of garden and presentation of home throughout, comes recommended for further internal inspection for applicants looking to create their forever family home.

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 'F'.

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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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

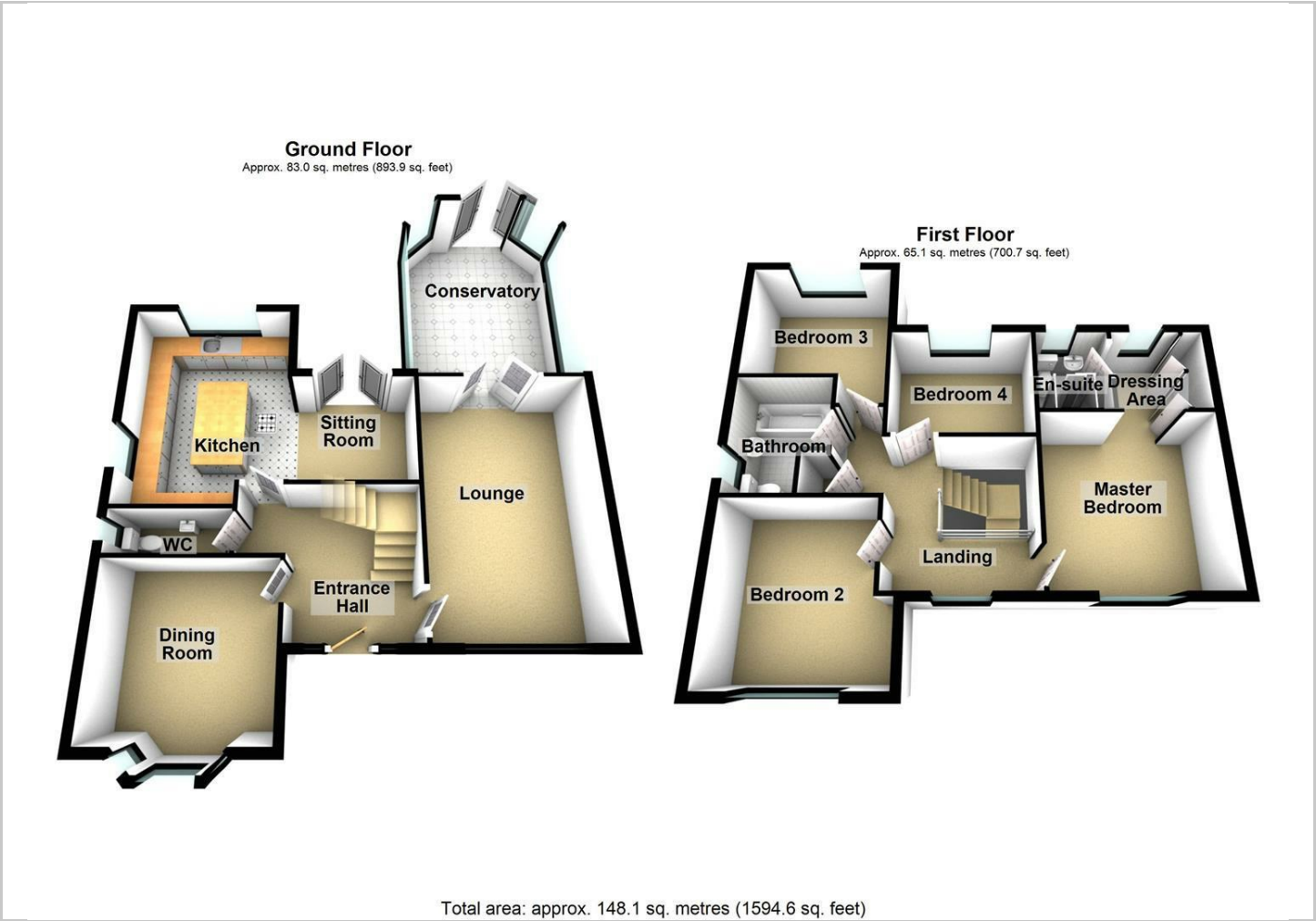
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



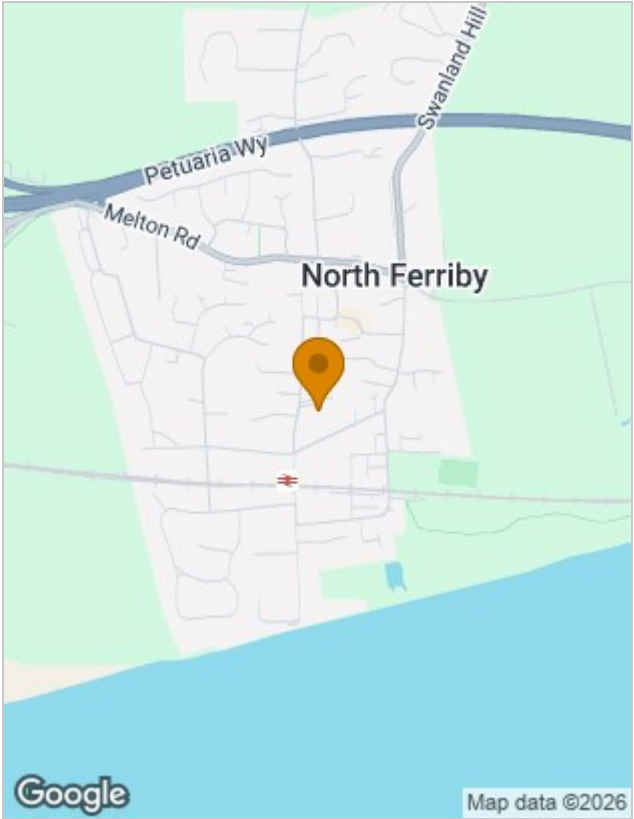
Viewing

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

