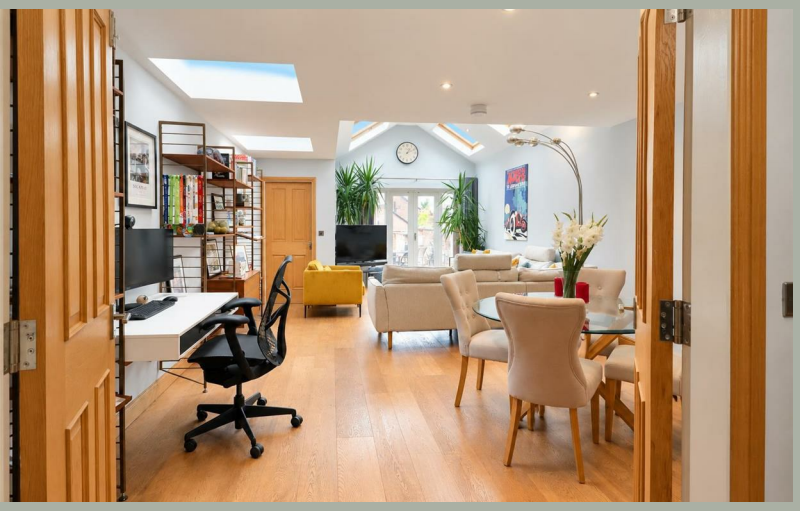
CLUBLEYS

17A, High Street, North Ferriby, HU14 3EP

Offers Over £300,000







NEW PRICEVIEWING ESSENTIAL** Occupying a prime position in the heart of the village, this deceptively spacious three-storey townhouse offers a stunning open-plan living environment, exceptional versatility and a level of space rarely found in homes of its type. Designed with modern living in mind, the impressive ground floor provides a superb social hub where cooking, dining, entertaining and relaxing blend seamlessly together, with French doors opening onto the beautifully landscaped south-facing rear garden.

Larger and more generously proportioned than many townhouses, the property offers a wonderful sense of space throughout. The thoughtfully designed layout ensures the bedroom accommodation remains separate from the living areas, creating a real sense of privacy. To the first floor are two generous double bedrooms and a family bathroom, whilst the entire top floor is dedicated to an impressive principal suite complete with a spacious en-suite shower room.

The south-facing rear garden is a real sun trap and a superb feature of the property, offering a beautifully landscaped space for entertaining, dining and relaxing. Enclosed by attractive brick walls and enjoying a good degree of privacy, the combination of patio and lawn creates an inviting outdoor setting that can be enjoyed throughout the day.

A gate at the rear of the garden provides direct access to a single garage, together with private parking immediately in front, delivering the convenience of secure off-road parking in this highly sought-after central village location.

A stylish and highly versatile lifestyle home with genuine wow factor, offering far more space than first impressions suggest. Viewing is essential to fully appreciate everything this exceptional home has to offer.

Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, double glazed window to the side, stairs leading to first floor, oak door leading to kitchen.

KITCHEN
3.857 x 3.360 (12'7" x 11'0")
Double glazed window to the front, fitted with a range of modern wall & base units with complimentary granite worktops over, matching breakfast bar, integrated NEFF slide & hide oven, integrated NEFF microwave, integrated dishwasher, stainless sink set in work surface with drainer, integrated fridge, cupboard for storage with plumbing for washing machine, wood flooring, radiator.

W.C
1.663 x 1.665 (5'5" x 5'5")
Low level W.C, pedestal wash hand basin, radiator, with extra room for additional storage.

LOUNGE/DINER
7.764 x 4.337 (25'5" x 14'2")
Double glazed patio doors leading to rear garden, six Velux windows, two skylights, wood flooring, recessed spotlights, space for dining room table, radiator, further rear porch.

REAR PORCH
Door leading to rear garden, radiator, wood flooring.

FIRST FLOOR

BEDROOM THREE
3.208 x 4.231 (10'6" x 13'10")
Double glazed windows to the front, fitted office desk, radiator.

BEDROOM TWO
3.967 x 4.265 (13'0" x 13'11")
Double glazed windows to the rear, fitted wardrobes, radiator.

FAMILY BATHROOM
1.748 x 1.653 (5'8" x 5'5")
Panelled bath with shower over, low level W.C, sink set on vanity unit, chrome towel radiator, recessed spotlights.

SECOND FLOOR

BEDROOM ONE
3.998 x 4.316 (13'1" x 14'1")
Double glazed window to the rear, cupboard for storage, radiator, access to ensuite.

EN-SUITE
2.742 x 4.299 (8'11" x 14'1")
Double glazed window to the front, corner shower cubicle, low level W.C, sink set in vanity unit, chrome towel radiator, fully tiled, recessed spotlights.

OUTSIDE
To the front of the property is the wrought iron railing with decorated gravelled area.

To the rear of the property is the gated garden with a brick wall round the perimeter, raised paved patio with an area that is laid to lawn. Path leading to iron gate. Single terraced garage with allocated parking space in front. There is also an outdoor electrical socket & EV charging point.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains water, drainage and electricity are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

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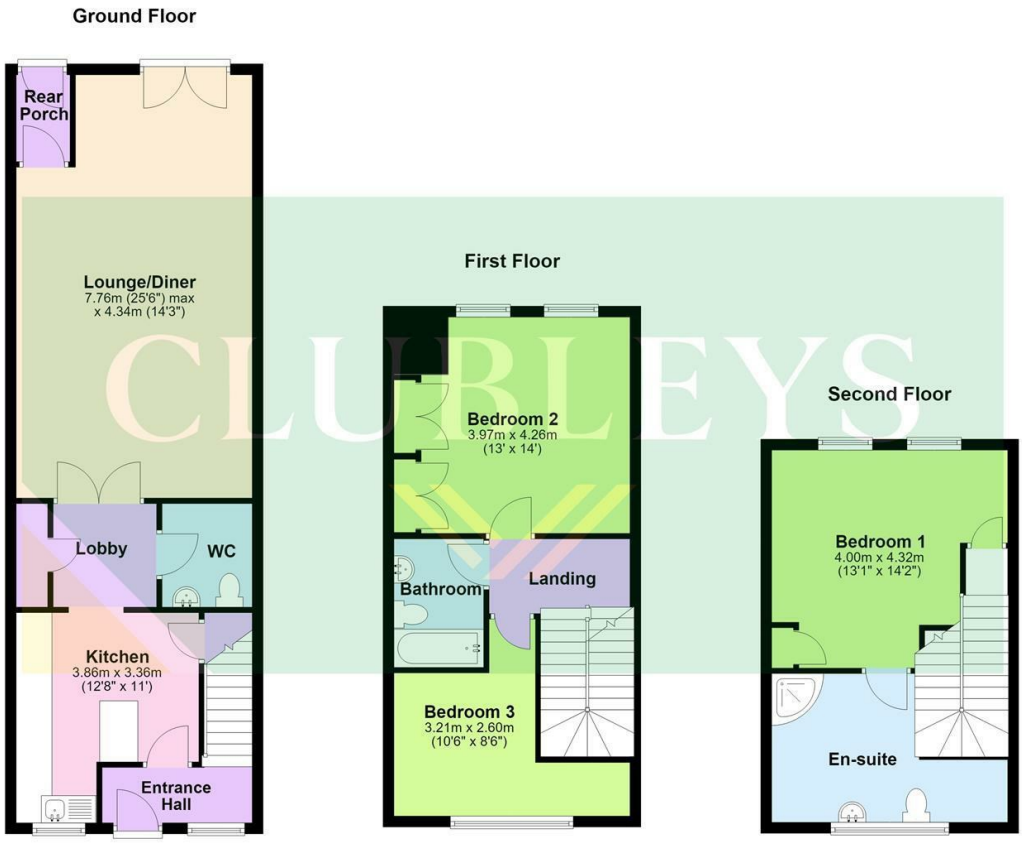








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 128.0 sq. metres (1377.3 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

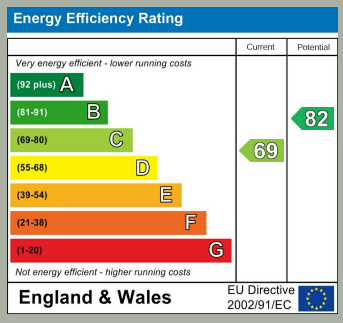
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.