



Melton Old Road, North Ferriby, HU14 3HP
Offers Over £350,000


Bannister

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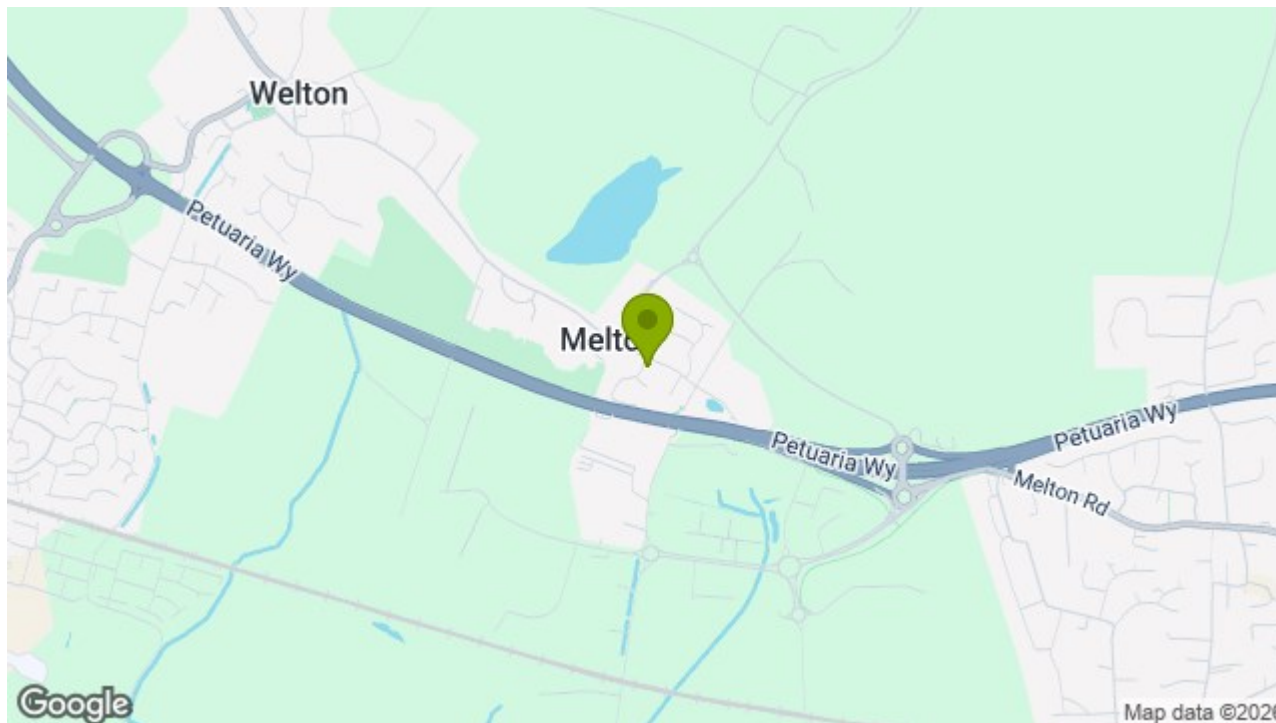
Key Features

- Highly Desirable Location
- Superb Plot
- South Westerly Facing Landscaped Rear Garden
- Immaculately Presented Throughout
- Ample Off-Street Parking + Garage
- Modern Design
- Stunning Dining Kitchen

Occupying an enviable plot on the highly desirable Melton Old Road, this stunning three-bedroom semi-detached home is beautifully presented throughout and ready to move straight into. The accommodation includes a cosy living room, a fabulous dining kitchen, three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the landscaped rear garden is a particular highlight, enjoying a sunny south-westerly aspect with a shaped lawn and porcelain tiled patio areas, creating the perfect space for relaxing and entertaining. Combining stylish interiors with an exceptional location, this is a superb home that is sure to impress.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR;

ENTRANCE HALL

Accessed via a composite front door, the entrance hall provides a welcoming first impression and features a staircase leading to the first floor.

LIVING ROOM

The attractive bay-fronted living room features fitted alcove units and offers ample space to accommodate a comfortable living room suite.

DINING KITCHEN

The beautifully appointed kitchen is fitted with an excellent range of Shaker-style wall and base units, complemented by Quartz work surfaces with matching up-stands and a coordinating splash-back. A moulded sink unit is positioned beneath a window overlooking the side elevation, while integrated appliances include a NEFF double oven, ceramic hob with concealed extractor hood, and dishwasher. Open-plan to the dining area, the space is ideal for modern family living, with French doors opening directly onto the rear garden.

FIRST FLOOR;

BEDROOM 1

The spacious bay-fronted principal bedroom benefits from a full wall of fitted wardrobes, providing excellent built-in storage.

BEDROOM 2

The second double bedroom is generously proportioned and benefits from fitted wardrobes, providing excellent built-in storage.

BEDROOM 3

The third bedroom also benefits from fitted wardrobes, providing useful built-in storage and making it ideal as a bedroom, nursery or home office.

BATHROOM

A fabulous fitted bathroom with a three piece suite comprising of a panelled bath with overhead rainfall shower, a WC and a wash hand basin. Further benefitting from tiled flooring, partial tiling to the walls, alcove storage shelves and a heated towel rail.

EXTERNAL;

FRONT

Enjoying a set-back position from the road with an extensive gravelled driveway providing ample off-street parking, with areas of lawn to the perimeter and well stocked borders. A series of porcelain tile steps lead to the front door and the garage.

REAR

The beautifully landscaped wrap-around garden enjoys sunny south and west-facing aspects, creating the perfect outdoor retreat throughout the day. A generous porcelain patio offers an excellent space for alfresco dining and entertaining, while the well-maintained lawn is bordered by mature, well-stocked planting beds.

GARAGE

With up and over door, rear door, light, power and water supply.

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 replacement PVC double glazed frames.

COUNCIL TAX - 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 Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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 independent



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.

AGENTS 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 NTSEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



