staniford grays



5 Woodgates Close, North Ferriby, HU14 3JS

£399,950

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- DISCREET CUL-DE-SAC SETTING
- 3 BEDROOMS AND 3 BATHROOMS
- WEST FACING GARDENS WITH PATIO AND ENTERTAINING AREA
- GARAGE/OFFICE/GYM
- READY TO MOVE IN CONDITION
- LIFESTYLE HOME BEING FULLY RE-MODELLED
- FUTURE PROOF LIVING
- GENEROUS PARKING
- VERSATILE DORMER LIVING

A FANTASTIC OPPORTUNITY HAS ARISEN TO PURCHASE THIS FULLY MODERNISED DETACHED DORMER HOME OFFERING READY TO MOVE IN LIVING.

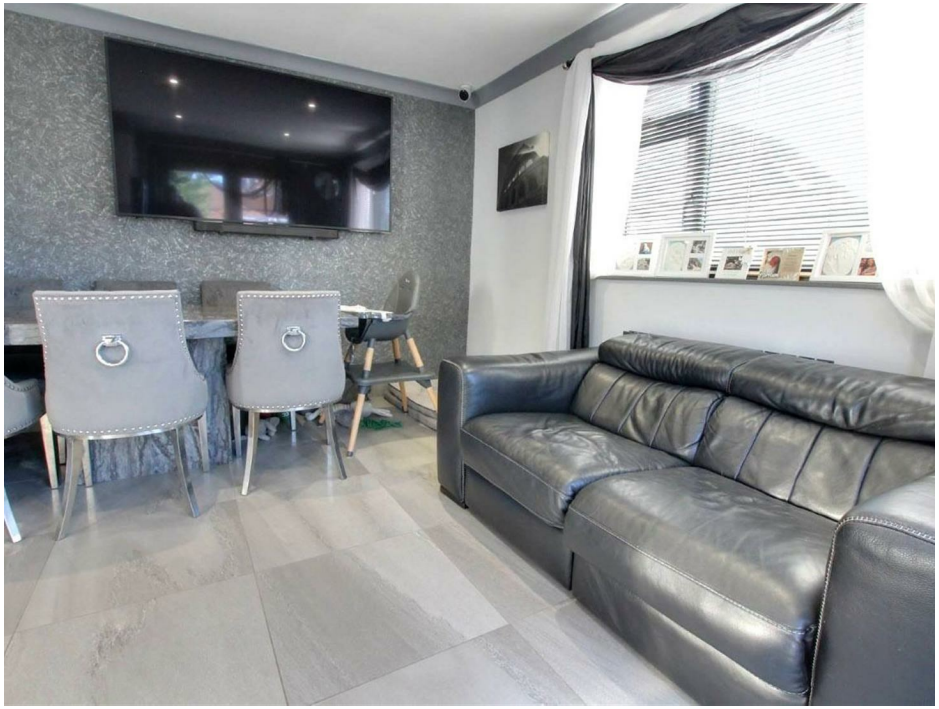
Ideally suited for applicants looking for both ground and first floor bedrooms, adding a future proof quality to the home.

With living accommodation extending over 1200 square feet, the deceptively spacious layout offers flexibility to both the ground and first floor levels and must be seen to be fully acknowledged.

The improved layout comprises; Entrance Hallway, Front facing Reception Lounge, Open Plan Dining Kitchen, Utility Room a double Bedrooms and House Bathroom to the ground floor level. To the first floor a landing gives access to 2 further double Bedrooms both benefitting from Ensuite provision.

Driveway parking for numerous vehicles with dedicated garage (converted to home gym) and West Facing Gardens with a raised deck terrace and entertaining area.

VIEWING BY APPOINTMENT ONLY AND NO ONWARD CHAIN.



GROUND FLOOR

ENTRANCE HALLWAY 20'10" x 4'9" (6.36 x 1.47)
A generous reception hallway accessed via composite style entrance door, staircase approach to first floor level, double shelved storage cupboard, large format porcelain tile floor covering, access provided to ground floor reception spaces and bedroom.

RECEPTION LOUNGE 18'9" x 12'3" (5.74 x 3.74)
Enjoying good levels of natural daylight via uPVC double glazed windows to the front and side elevations, suitably sized to accommodate large furniture suite, contemporary style door and radiator, inset spotlights to ceiling, an entertainment wall provides a central focal point with recess for television, with electric fire insert and LED light display.

KITCHEN 13'8" x 8'7" (4.19 x 2.62)
Enjoying a Westerly facing outlook to the rear via uPVC double glazed window, fitted with a range of high gloss contrasting wall and base units, complementary work surfaces, integrated appliances include feature mixer tap, induction hob, stainless steel extractor canopy, Neff mid-level double oven, space for freestanding dishwasher, inset spotlights to ceiling, large format floor tiling. Access door to utility room and open plan through to...

DAY ROOM 10'10" x 13'10" (3.32 x 4.23)
With uPVC double glazed window to the side elevation, double French doors leading to the external patio terrace, tiling to floor coverings, used currently as an informal dining and sitting room reception space.

UTILITY ROOM 8'7" x 3'7" (2.62 x 1.10)
With access door to rear, plumbing and space for washing machine, tiling to wall and floor coverings, additional storage space also.

GROUND FLOOR BEDROOM 12'0" x 7'11" (3.66 x 2.43)
A versatile ground floor bedroom space, suitably sized to accommodate double bed and space also for freestanding bedroom furniture, understairs storage cupboard, uPVC double glazed window to the front elevation.

GROUND FLOOR BATHROOM 11'10" x 8'3" (3.63 x 2.53)
Immaculately appointed throughout and finished to a high specification, incorporating oversize freestanding bath with showerhose over and wall mounted shower console, inset basin to vanity unit with chome taps, low flush w.c, self contained shower cubicle with rainfall showerhead, uPVC double glazed privacy window, inset spotlights to ceiling, heated towel rail, large format porcelain tiling to floor and majority wall coverings.

FIRST FLOOR

PRINCIPAL BEDROOM 11'1" x 12'9" (3.38 x 3.91)
Of an excellent size, with sliding mirrored wardobes to full wall length, inset spotlights to ceiling, UPVC double glazed window, contemporary style radiator. Access provided to...

ENSUITE SHOWER ROOM 6'7" x 5'7" (2.01 x 1.72)
With Velux rooflight, contemporary finish full floor and wall tiling, inset basin to vanity unit, corner shower cubicle with wall mounted console and rainfall showerhead, low flush w.c, black tap furniture throughout, electric shaver point, heated towel rail, inset spotlights to ceiling.





BEDROOM TWO 14'5" x 14'6" (4.41 x 4.42)
Of an excellent size, Velux rooflight, space for freestanding wardrobes, inset spotlights to ceiling. Access through to...

ENSUITE SHOWER ROOM 6'0" x 6'4" (1.83 x 1.94m)
Contemporary finish full floor and wall tiling, inset basin to vanity unit, corner shower cubicle with wall mounted console and rainfall showerhead, low flush w.c, black tap furniture throughout, electric shaver point, heated towel rail, inset spotlights to ceiling, uPVC double glazed privacy window.

OUTSIDE
Woodgates Close remains conveniently positioned in a central Ferriby setting, with a number of similarly styled executive detatched family homes.
The subject dwelling occupying a peaceful cul-de-sac position, with pillared wall to the front and driveway offering ample parking provision for multiple vehicles. A brick sett pathway leads around the front and side of the property, leading to a dedicated Garage/Gym/Office, having been converted by the current owner, with electronically operated roller door and personnel door to the side, with potential to be used for a multitude of purposes.
To the gated rear garden, boasting a Westerly orientation, an Indian stone patio extends from the immediate building footprint, artificial lawned area, boarded fencing to perimeter boundaries, a raised decked terrace leads to a dedicated entertaining area and covered bar, full power and lighting to the rear space, external power sockets and tap points, boasting excellent levels of plot privacy given the elevated position.

AGENTS NOTE
Externally, the property has been fully rendered, a striking contemporary design, fully remodelled and renovated internally, with accompanied viewings available via the sole selling agent Staniford Grays.

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 'D'.

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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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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

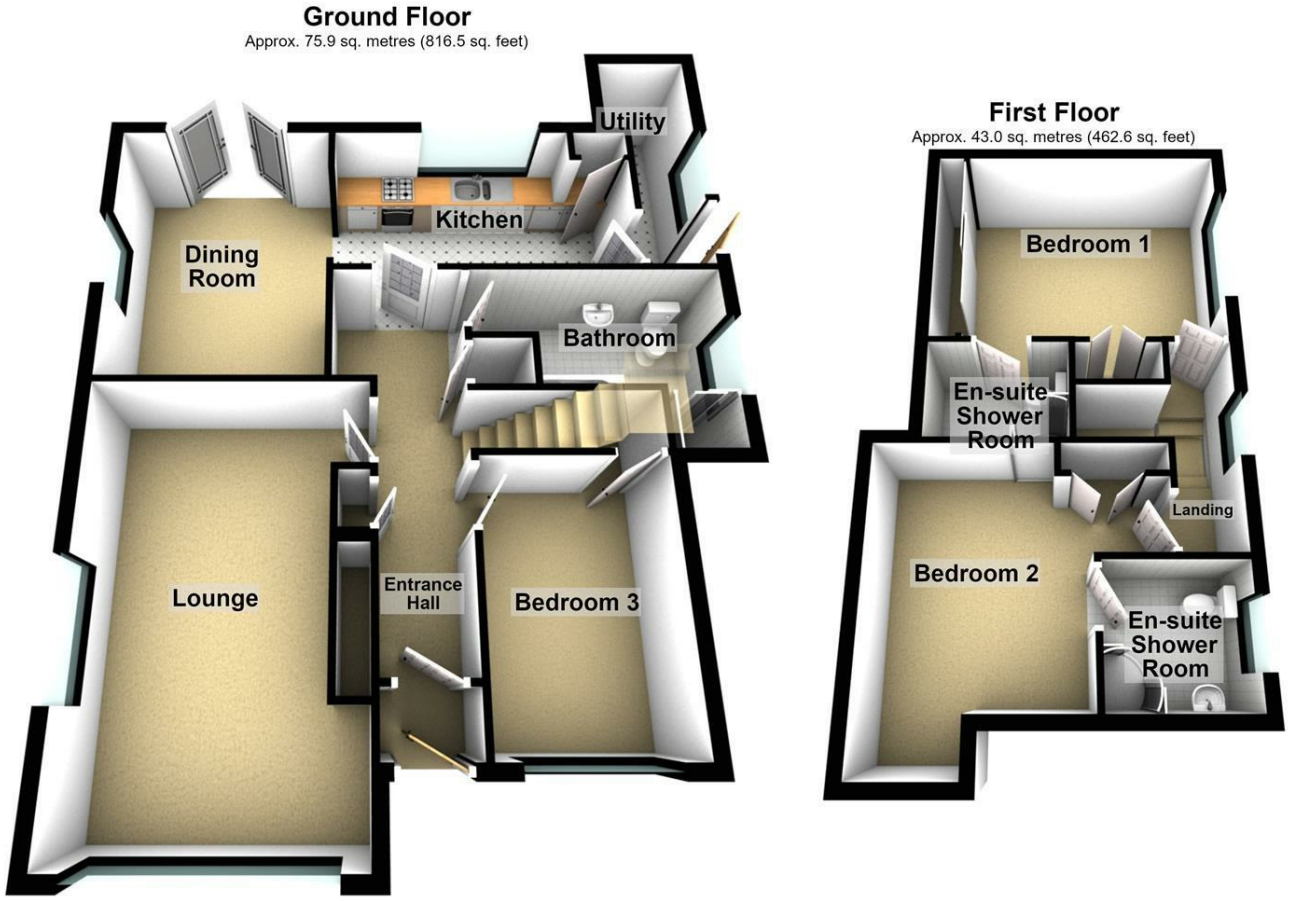
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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


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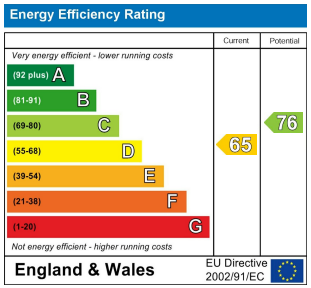
Floor Plans



Location Map



Energy Performance Graph



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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