



Sluice Road, South Ferriby, North Lincolnshire

£80,000

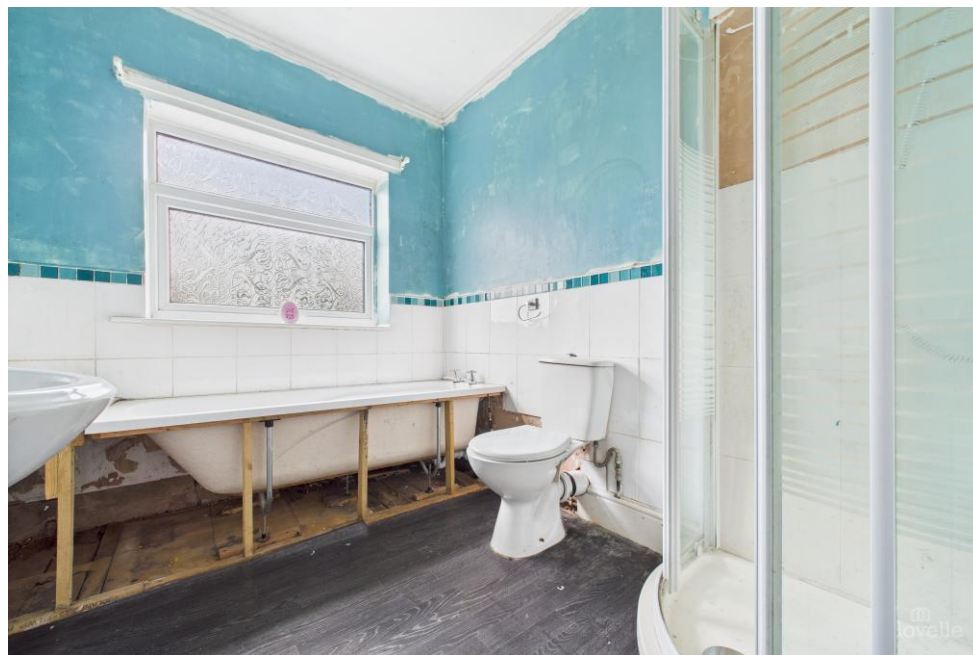




Key Features

- ****NO CHAIN****
- Renovation Project
- Total Floor Area:- 94 Square Metres
- Dining Room & Lounge
- Kitchen
- Three Bedrooms
- Family Bathroom & WC
- Enclosed Rear Garden
- Detached Garage & Driveway
- EPC rating D





DESCRIPTION

****NO CHAIN****

Semi-detached home in need of renovation.

Comprising of an open plan lounge and dining room with an adjacent kitchen and a handy downstairs WC. While the first floor offers two bedrooms and a family bathroom, with a further bedroom on the second floor.

The rear of the property opens with a patio area and access to the detached garage. Finished with a fully enclosed rear garden.

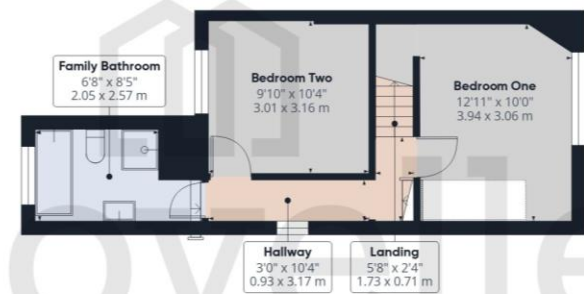
Book your viewing today!



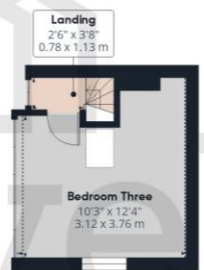
FLOORPLAN



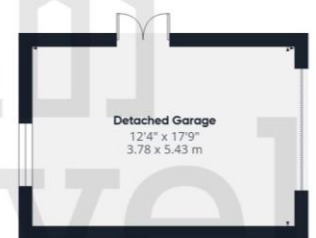
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Sluice Road, South Ferriby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE 0.98m x 0.76m (3'2" x 2'6")

Entered through a glazed UPVC door into the hallway, doors to the WC and kitchen.

KITCHEN 1.99m x 4.15m (6'6" x 13'7")

Range of wall and base units with contrasting work surfaces and upstands. White composite sink and drainer with a swan neck mixer tap. Integral dishwasher and plumbing for a washing machine. Inset electric oven with a four ring hob and an extraction canopy over. Space for a tall fridge freezer. Window and a half glazed UPVC door to the side elevation.

WC 1.15m x 0.72m (3'10" x 2'5")

Push button WC and a window to the rear elevation.

OPEN PLAN: 2.72m x 7.19m (8'11" x 23'7")

DINING ROOM

Feature Adam style fireplace surround housing an open flame fire.

Window to the rear elevation and a handy under stairs storage cupboard.

LOUNGE

Feature Adam style fireplace surround and a staircase to the first floor accommodation.

Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.94m x 3.06m (12'11" x 10'0")

Handy storage cupboard and a window to the front elevation.

BEDROOM TWO 3.01m x 3.16m (9'11" x 10'5")

Window to the rear elevation.

FAMILY BATHROOM 2.05m x 2.57m (6'8" x 8'5")

Four piece suite incorporating a bathtub with hot and cold water taps, shower cubicle, push button WC and a pedestal wash hand basin with hot and cold water taps.

Tiles throughout and a window to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM THREE 3.12m x 3.76m (10'2" x 12'4")

Window to the side elevation, eaves storage.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully concreted offering ample off-street parking. Gated access to the rear of the property.

REAR ELEVATION

Fully enclosed by fencing and mature shrubbery. Finished with a patio area.

DETACHED GARAGE 3.78m x 5.43m (12'5" x 17'10")

Up and over door, power and lighting.

LOCATION

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

BROADBAND TYPE

Standard- 2 Mbps (download speed), 0.3 Mbps (upload speed),
Superfast- 45 Mbps (download speed), 8 Mbps (upload speed),
Ultrafast- 1000 Mbps (download speed), 1000 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - EE, O2, Vodafone, Three

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

