

staniford
grays



38 New Walk, North Ferriby, HU14 3AJ

£475,000





38 New Walk

North Ferriby, HU14 3AJ

- GENEROUS PLOT
- DISCREET POSITION
- DOUBLE GATES
- SCOPE FOR SOME UPDATING
- NO ONWARD CHAIN
- CENTRAL FERRIBY SETTING
- PRIVACY THROUGHOUT
- 3 DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY

WELL POSITIONED BUNGALOW IN CENTRAL FERRIBY LOCATION.

Accessed via double gates, therefore suitable for people who place privacy high on the agenda, offered to the market is this large detached bungalow with no onward chain.

Residing on a private and established plot, properties of this type are rarely offered to the market within this desirable village. Viewing is highly recommended to appreciate the size of living accommodation on offer.

Well maintained throughout with the opportunity to re-model if required.

An ideal property for purchasers looking for spacious accommodation in a picturesque village within walking distance of the village centre.

Accommodation comprises; Entrance Hallway leading through to Cloakroom W.C., double aspect Lounge, Dining Room, Kitchen, Utility Room, a step up to the inner hallway gives access to 3 large double Bedrooms and a House Bathroom.

Ample driveway parking and a Garage feature with an established plot of approximately a quarter of an acre, remaining private to all perimeter boundaries.

No forward chain involved and recommended for internal inspection.



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ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with windows to side and storage cupboard. Giving access to living spaces and bedrooms.

CLOAKROOM / W.C

With low flush w.c, pedestal wash hand basin, tiling to splashbacks and heated towel rail.

RECEPTION LOUNGE

Enjoying a pleasant outlook over the expansive front garden via uPVC double glazed window and additional window to side elevation, this large room boasts good levels of natural daylight. A central focal point is provided by an electric fire with stone hearth, surround and fitted shelving. Access through double doors into...

17'10" x 14'5" (5.44 x 4.40)

DINING ROOM / RECEPTION TWO

Suitably sized to accommodate dining suite, uPVC double glazed window to side elevation, double glazed doors lead to patio terrace and garden. Door leading into...

11'7" x 9'8" (3.54 x 2.95)

KITCHEN

Neutrally appointed throughout with a range of fitted Shaker style wall and base units, complementary work surfaces and tiling to splashbacks. Integrated appliances include mid-level double oven, induction hob, extractor canopy, 1.5 bowl sink and drainer with mixer tap, pull-out preparation area, space for further white goods and undercounter storage.

12'5" x 8'7" (3.81 x 2.64)

UTILITY ROOM

With door to rear garden and beyond, fitted base units, stainless steel sink, plumbing and space for washing machine and dryer, space for further freestanding white goods. Interlinking door through to entrance hallway.

12'4" x 5'10" (3.77 x 1.80)

INNER HALLWAY

Leading from the entrance hallway, there is a step up to the inner hallway with airing and storage cupboards. Leading to...

BEDROOM ONE

Double bedroom with uPVC double glazed window to front and side, fitted wardrobes, dresser, and low level drawers.

16'1" x 12'6" (4.91 x 3.82)

BEDROOM TWO

Double bedroom with uPVC double glazed window to the rear elevation, fitted wardrobes, dresser and low level drawers.

16'3" x 12'3" (4.96 x 3.74)

BEDROOM THREE

Of an excellent size, with uPVC double glazed window to side elevation, fitted wardrobes and dresser.

12'11" x 12'10" (3.94 x 3.92)

HOUSE BATHROOM

Well appointed throughout with four piece suite including pedestal wash hand basin, low flush w.c, panelled bath, self contained shower cubicle with wall mounted showerhead and console, tiling to splashbacks with decorative border inlay, heated towel rail, privacy window to rear elevation.

13'1" x 5'9" (4.01 x 1.76)



OUTSIDE

A rare find indeed to have such an executive and detached bungalow situated upon a large plot within the very heart of North Ferriby village. The property remains a short distance walk away to a range of local services and amenities and is ideally suited for people looking for discreet private living within a central village position.

The property itself benefits from double entrance gates with a generous driveway, leading to a turning area. Further gates lead to a detached garage (5.39m x 1.76m) with personnel door to side and window and offers full power and lighting.

An expansive front garden area boasts a terrace extending from the building. A private and secluded rear garden area exists, with concrete path and terrace. Both gardens are laid to lawn with established plant and shrub borders. There is an additional shed storage area at the rear of the garage.

AGENTS NOTE

38 New Walk has no onward chain. The property has not been presented to the market for a number of years and consequently serves as a superb bungalow opportunity, with further space and potential for extension also (subject to the necessary permissions).

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. Underfloor heating. We understand the current E.R.Y.C council tax band is 'E'.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

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.

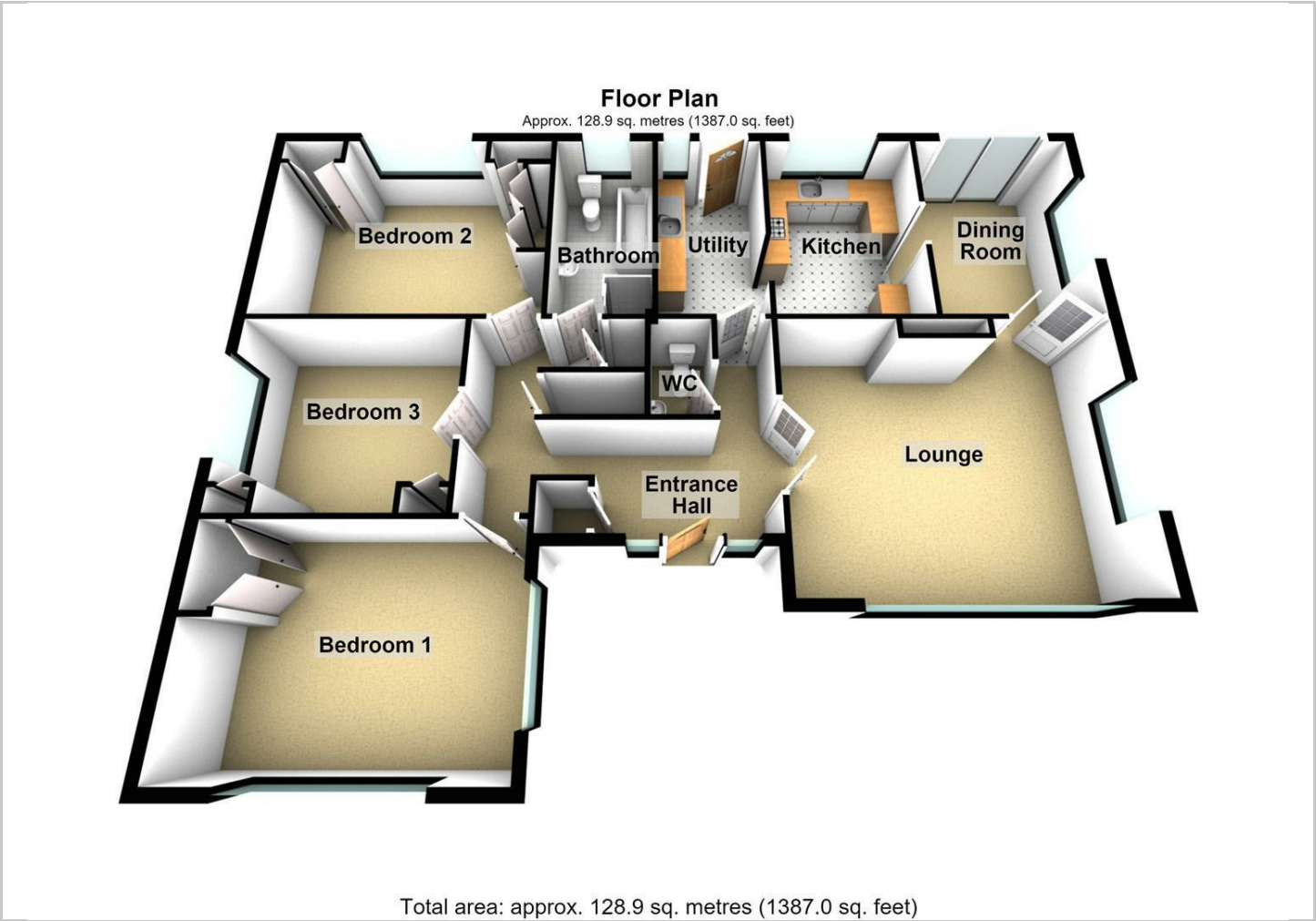
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied 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



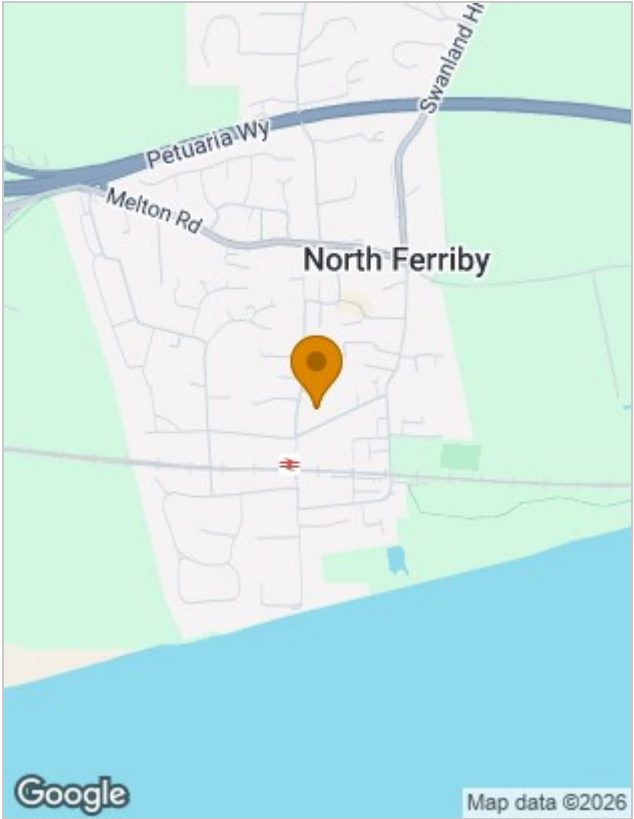
Viewing

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

