

staniford
grays



14 West Parklands Drive, North Ferriby, HU14 3EX

Offers Over £360,000





14 West Parklands Drive

North Ferriby, HU14 3EX

- 4 BEDROOM FAMILY HOME
- EXTENDED LIVING SPACE
- VERSATILE LAYOUT
- CONVENIENT NORTH FERRIBY SETTING
- PEACEFUL CUL-DE-SAC SETTING
- LARGE DRIVEWAY
- IMPROVEMENT POTENTIAL
- VIEWING ADVISED

DECEPTIVELY SPACIOUS FAMILY HOME IN A DISCREET CUL-DE-SAC SETTING.

Offering ready to move in family living with further cosmetic improvement potential, Staniford Grays introduce to the market this detached family home of broad appeal.

A flexible layout is offered throughout the property and consequently is suitable for the needs of a range of purchasers offering good levels of versatility to both the ground and first floor levels.

The accommodation briefly comprises; Entrance Hallway leading into an Open Plan Lounge and Dining Area, Kitchen Area, Utility Room and a Cloakroom W.C. A converted garage offers a large and versatile second Reception Room.

To the first floor a central landing provides access to 4 good sized Bedrooms with a spacious Family Bathroom.

Externally ample parking provision is provided for numerous vehicles to the immediate property frontage via entrance drive.

Well-presented gardens feature to the front and rear with established gardens and patio terrace.

Available for immediate inspection and comes highly advised for viewing.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with staircase approach leading to first floor level with balustrade and spindles, understairs storage, access provided to ground floor reception spaces.

13'7" x 7'0" (4.15 x 2.15)

RECEPTION LOUNGE / DINING ROOM

A large multipurpose space offering an elevated outlook to the street scene via uPVC double glazed window, suitably sized to accommodate furniture suite, a central focal point provided via a gas fire insert with traditionally styled marble hearth and surround, opening to dining area with uPVC double glazed sliding patio doors to the full garden outlook, internal door leads to...

25'3" x 12'0" (7.71 x 3.68)

KITCHEN

With uPVC double glazed window to side, fitted with a range of traditionally styled wall and base units with granite transformation work surfaces over, inset Blanco sink and drainer with feature mixer tap, Miele integrated dishwasher, hob, oven and extractor canopy, space for further freestanding white goods. Leads through to...

10'9" x 9'7" (3.30 x 2.93)

UTILITY AREA

With wall and base units, plumbing and space for washing machine, uPVC access door. Provides access to...

5'2" x 6'2" (1.58 x 1.90)

CLOAKROOM / W.C

With uPVC privacy finish window, inset basin to vanity unit, low flush w.c.

INNER HALLWAY

With deep storage cupboard housing wall mounted boiler.

SECOND RECEPTION ROOM

Having formally been converted from the garage, with uPVC double glazed window to the front and side elevations, offering potential for informal sitting room, home office or play/games room, depending on an individual's needs and requirements.

16'2" x 9'0" (4.93 x 2.75)

FIRST FLOOR

LANDING

Gives access to four bedrooms, cupboard housing hot water cylinder.

BEDROOM ONE

With uPVC double glazed window to the front elevation, fitted wardrobes to wall length.

14'9" x 13'1" (4.50 x 4.00)

BEDROOM TWO

Of an excellent size, with uPVC double glazed windows to the front and rear, with uPVC double glazed French doors to the frontage and balcony terrace also.

13'1" x 9'0" (4.00 x 2.75)

BEDROOM THREE

With uPVC double glazed window to the rear, loft access point, fitted wardrobe.

13'1" x 7'6" (4.00 x 2.29)

BEDROOM FOUR

With uPVC double glazed window to frontage, fitted wardrobe to wall length.

7'11" x 8'8" (2.42 x 2.66)



HOUSE BATHROOM

7'10" x 6'5" (2.39 x 1.98)

With uPVC privacy window, pedestal basin, low flush w.c, panelled bath with showerhead fitment and shower screen, neutral tiling to full walls.

OUTSIDE

West Parklands Drive remains conveniently positioned in the delightful village of North Ferriby, benefiting from a cul de sac setting, boasting excellent proximity to services, amenities and the A63/M62 corridor network.

A block sett driveway offers parking provision for multiple vehicles, with a laid to lawn grass section, established planting and shrubbery to borders, gated access to the rear of the property. At the rear, a sun terrace extends from the immediate building footprint, with raised lawn grass section with established hedging to perimeter boundaries, a woodland area also features beyond (not within ownership of the subject dwelling), good levels of privacy offered.

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

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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.

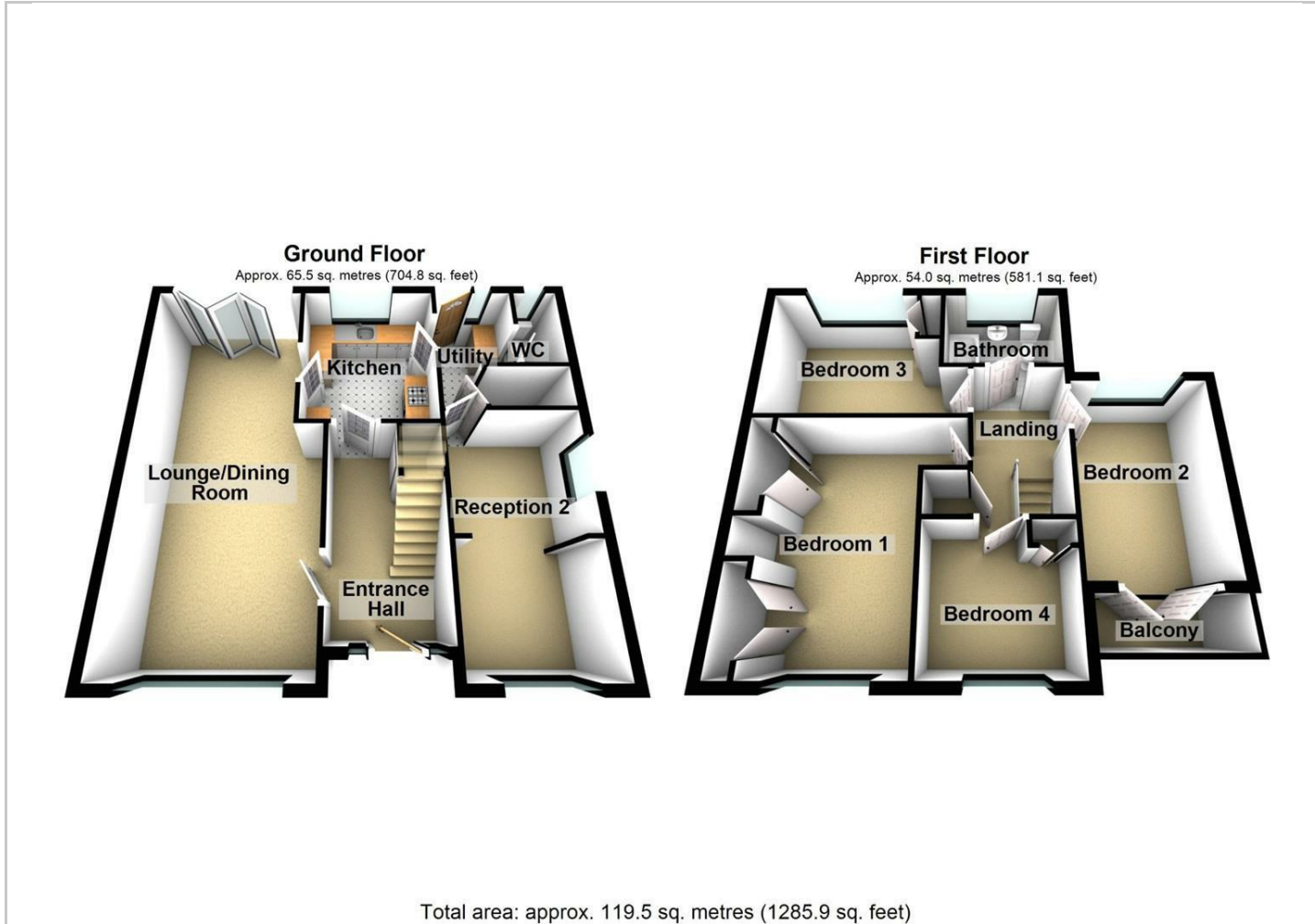
FEES

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.





Floor Plans



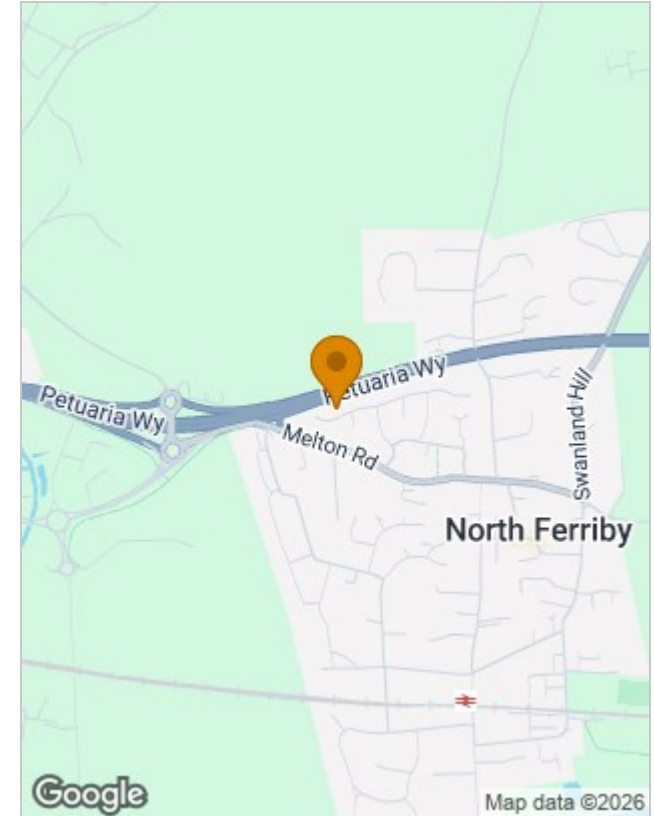
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		