

Whitakers

Estate Agents



6 Mill Rise, North Ferriby, HU14 3PW

£289,000

Spacious Four Bedroom Family Home in the Sought-After Village of Swanland

Situated in the highly desirable village of Swanland, this four bedroom link-detached home presents an excellent opportunity for families seeking space, location, and the chance to personalise a property to their own tastes.

The property offers well-proportioned accommodation throughout, with the ground floor comprising an entrance hallway, a convenient W.C, a 17ft fitted kitchen/diner, and an impressive full-width 25ft lounge/diner with patio doors opening into a conservatory—creating a versatile additional living space overlooking the garden.

To the first floor are four good-sized bedrooms, with fitted furniture to bedrooms two, three and four, together with a family bathroom suite.

Externally, the front of the property features a low-maintenance garden with mature, well-stocked borders and off-street parking leading to the garage. The rear garden enjoys a desirable westerly aspect, mainly laid to lawn with established borders and a patio seating area—ideal for afternoon and evening sun.

Swanland is one of the area's most sought-after villages, offering a strong sense of community along with a range of local amenities. The property is well placed for a selection of well-regarded schools and provides convenient access to the A63 and M62 motorway networks, making it ideal for commuters.

A fantastic opportunity to acquire a spacious family home in a prime village location, with scope to enhance and add value.

Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance

With laminate flooring, central heating radiator and under stairs store.

W/C



With a low flush toilet, wash basin and Upvc double glazed window.

Kitchen / Diner 17'10 x 8'10 narrows to 6'11
(5.44m x 2.69m narrows to 2.11m)



With a range of floor and eye level units and complimentary work surfaces above and splash back tiling, two Upvc double glazed windows, central heating radiator and double Oven, Hob and Hood above. Sink with mixer tap.

Lounge / Diner 25'09 x 9'04 opens to 11'07
(7.85m x 2.84m opens to 3.53m)



Upvc double glazed patio doors leading to the conservatory, Gas fire with decorative surround and Upvc double glazed window.

Conservatory 9'01 x 7'0 (2.77m x 2.13m)



Upvc double glazed windows

First Floor

Landing

With loft hatch, store, central heating radiator and Upvc double glazed window.

Bedroom One 12'01 x 8'11 max (3.68m x 2.72m max)



With Upvc double glazed window and central heating radiator, and a range of fitted wardrobes and draws.

Bedroom Two 13'08 max x 9'05 (4.17m max x 2.87m)



With fitted wardrobes and draws, Upvc double glazed and central heating radiator.

Bedroom Three 11'11 x 11'08 (3.63m x 3.56m)



With Upvc double glazed window and central heating radiator.

Bedroom Four 8'06 x 6'10 (2.59m x 2.08m)



With fitted wardrobes, central heating radiator and Upvc double glazed window.

Bathroom 9'05 x 5'07 (2.87m x 1.70m)



Panelled bath with mixer shower above, low flush toilet and pedestal sink. Upvc double glazed window and central heating radiator.

External



Low maintenance front garden designed for off street parking leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area.

EPC rating
EPC rating - TBC

Tenure
This property is Freehold.

Council Tax band
Council Tax band - D
Local Authority- East Riding Of Yorkshire

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

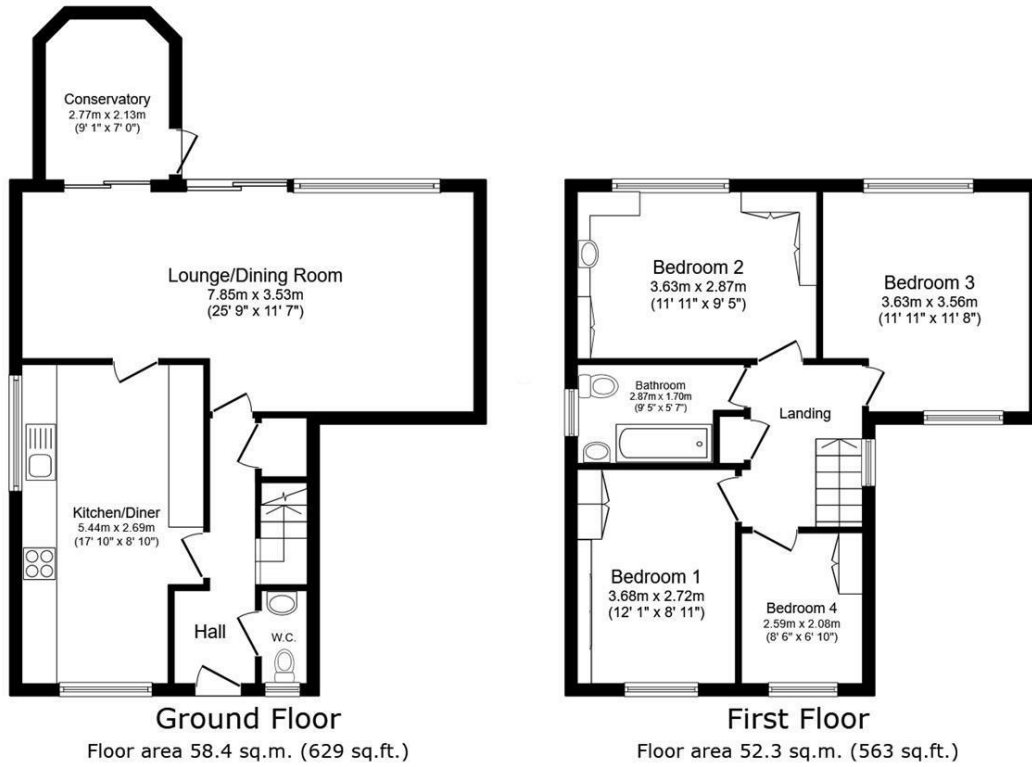
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Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



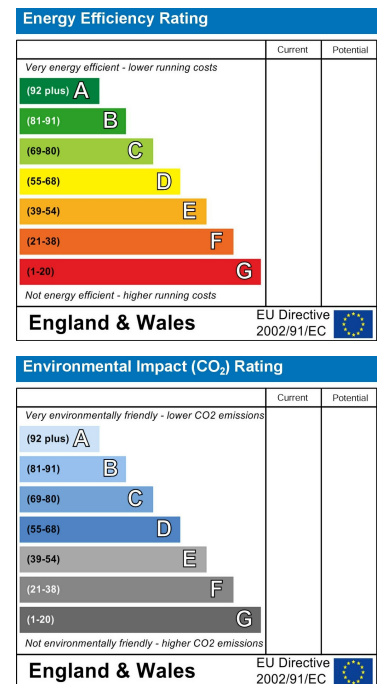
Total floor area: 110.7 sq.m. (1,192 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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