staniford grays



24 Old Pond Place, North Ferriby, HU14 3JE

£449,950

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- IMMACULATE FAMILY HOME
- ATTRACTIVE EXTERNAL FEATURE
- MODERNISED INTERIOR
- 4 GENEROUS BEDROOMS
- VIEWING ADVISED
- CUL-DE-SAC SETTING
- PRIVATE GARDENS
- DRIVEWAY AND GARAGE
- EXTENDED TO REAR
- OVER 1600 SQUARE FEET

A SUPERB EXAMPLE OF A MODERN FAMILY LIVING, ALL WITHIN THE EXECUTIVE CUL-DE-SAC SETTING OF OLD POND PLACE.

Presented for sale and of excellent internal and external appeal having undergone a full programme of modernisation over recent years and immaculately presented throughout.

Open plan family living at its finest with the heart of the home being an impressive Dayroom/Kitchen leading to a Sun Room extension.

The property remains attractively styled externally with feature brick detailing to the gables. Internally a versatile layout is provided with accommodation comprising; Entrance Hallway, Reception Lounge, Dining Room/Dayroom/Kitchen, Sun Room extension, Utility Room and Cloakroom WC.

To the first floor level a Principal Bedroom with En-Suite provision and three further double Bedrooms and Family Bathroom feature.

Externally provision for double parking and additional storage Garage exists with private and lifestyle rear garden.

Suited for all applicants looking for a ready to move in lifestyle home with viewing available through the sole selling agents Staniford Grays.



GROUND FLOOR

ENTRANCE HALLWAY
Accessed via composite entrance door with glazed detailing and storm porch over and window to side. Well proportioned with access to ground floor reception spaces and balustraded staircase to first floor level and LVT flooring. Understairs storage cupboard and alarm console.

CLOAKROOM W.C.
Neutrally appointed with low level W.C and wash hand basin.

RECEPTION LOUNGE 17'7" x 11'3" (5.36 x 3.45)
Enjoying a pleasant front facing aspect into bay window. Generously sized with a bright West facing orientation and a focal traditional feature fire surround with tiled and cast fireplace housing a living flame gas fire.

OPENPLAN KITCHEN DAYROOM 18'7" x 13'4" (5.67m x 4.08m)
Serving as the heart of this family home with attention to detail evident throughout. Offering an arrangement of versatile and open plan living space, taking full advantage of garden vistas, offering good levels of natural daylight, with uPVC double glazed window to rear outlook. The highly specified kitchen features shaker style fitted wall and base units with modern door furniture, soft-closing doors and pan drawers, composite granite style worksurfaces with breakfast bar return and incorporating a range of integrated appliances including, induction hob with extractor canopy, fridge freezer, integrated dishwasher, low level oven and inset sink and drainer to worksurface with feature mixer tap. LVT to full floor coverings, inset spotlights to ceiling.

Opens through to a Dining/Dayroom Area with inset spotlights and access to....

UTILITY ROOM
With complementary wall and base units and worksurface (akin to the spec and styling of the kitchen) plumbing for an automatic washing machine, integrated fridge and external access door to the side.

SUN ROOM 12'1" x 11'1" (3.70 x 3.40)
A versatile third reception space overlooking the rear garden. Inset spotlights to ceiling and feature cast iron log burning stove. Double doors lead out to the rear garden.

FIRST FLOOR

LANDING
With access to 4 double bedrooms ands a large airing cupboard plus a separate cylinder cupboard.

PRINCIPAL BEDROOM 18'0" x 12'2" (5.50m x 3.73m)
With excellent levels of natural daylight and of double bedroom proportions. Bay window to the front elevation and fitted wardrobes to alternate wall length.





ENSUITE SHOWER ROOM
Impressively appointed, benefiting from contemporary styling, including tiling to floor coverings and complementary large format tiling to wall splashbacks with chrome trim detailing, uPVC double glazed privacy window, heated towel rail, electric shaver point, low flush W.C, wash hand basin inset to vanity unit with chrome fitted tap point, double width open shower cubicle fitted with rainfall and additional showerheads and extractor fan.

BEDROOM 2 15'3" x 9'8" (4.67m x 2.97m)
Of double bedroom proportions with fitted wardrobes, window to rear elevation.

BEDROOM 3 11'1" x 10'11" (3.39m x 3.35m)
Of double bedroom proportions with window to rear elevation.

BEDROOM 4 12'3" x 8'5" (3.75m x 2.58m)
Fitted with double length wardrobes in a modern style. Formally used as the 4th bedroom.

FAMILY BATHROOM
With window to the front elevation and with suite comprising; low level W.C, wash hand basin, bath with shower attachment/mixer tap.

EXTERNAL
Old Pond Place remains ideally situated within the popular residential village of North Ferriby. Homes of this type of character are rarely presented to the market for sale and consequently internal viewing comes highly advised given the style of property on offer. The property has been fully modernised and offers immediate family living.

A double width brick set driveway provides ample parking provision.

GARAGE 14'7" x 10'8" (4.46m x 3.27m)
with electronic roller door, full power and lighting and store beyond.

STORE 10'10" x 4'11" (3.31m x 1.51m)
with access to rear garden and integral access to the property.

Pedestrian access gate to the side, opening through to private and enclosed rear garden with sun terrace extending from the immediate building footprint and laid to lawn grass with established planting to the rear boundary. A trellised dining patio adds additional lifestyle appeal. External tap point, lighting and power sockets. The rear garden is mainly lawned and has a mature backdrop providing good levels of seclusion and privacy.

A full CCTV security and alarm system provides additional peace of mind and security.

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.

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

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.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

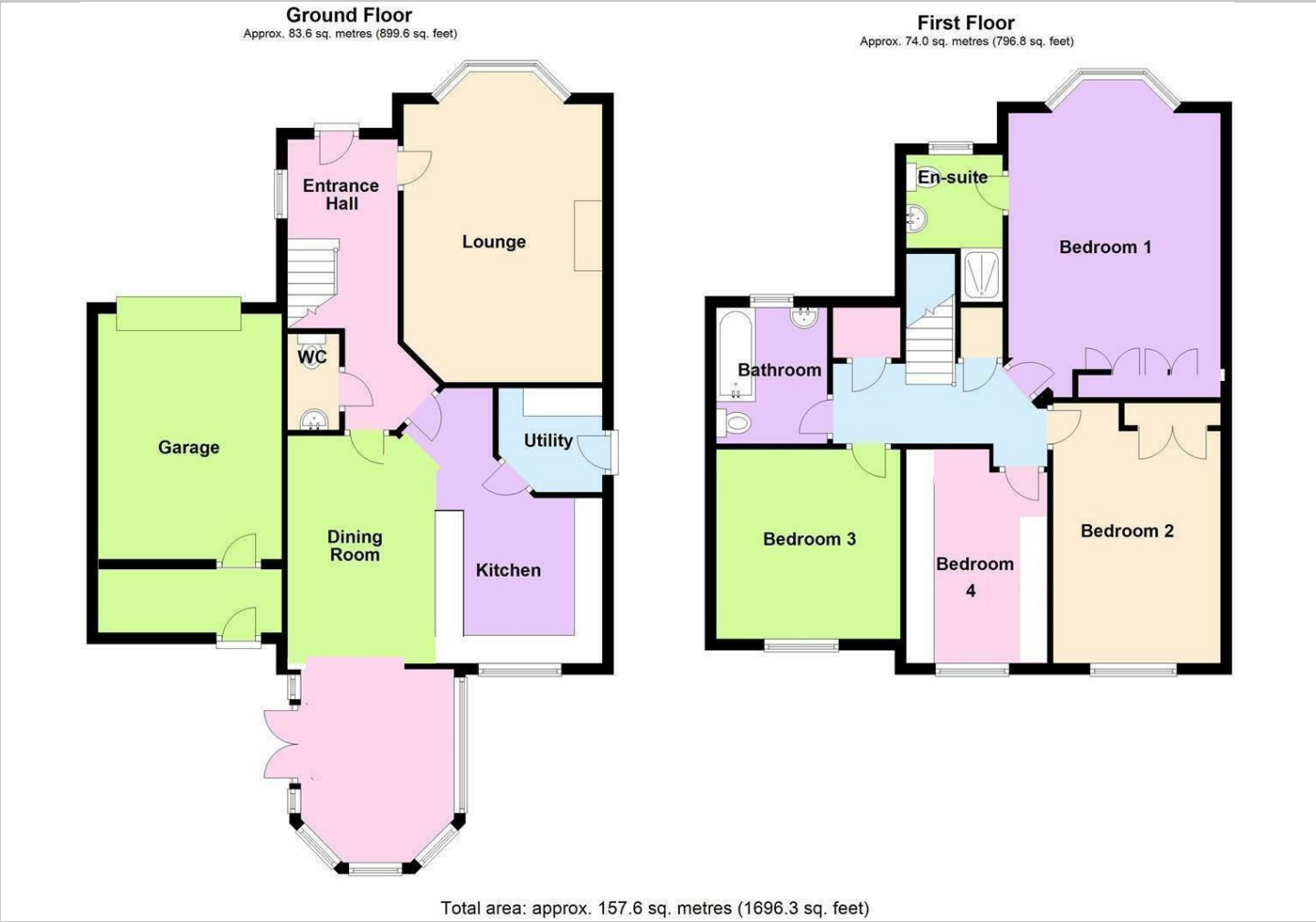
TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

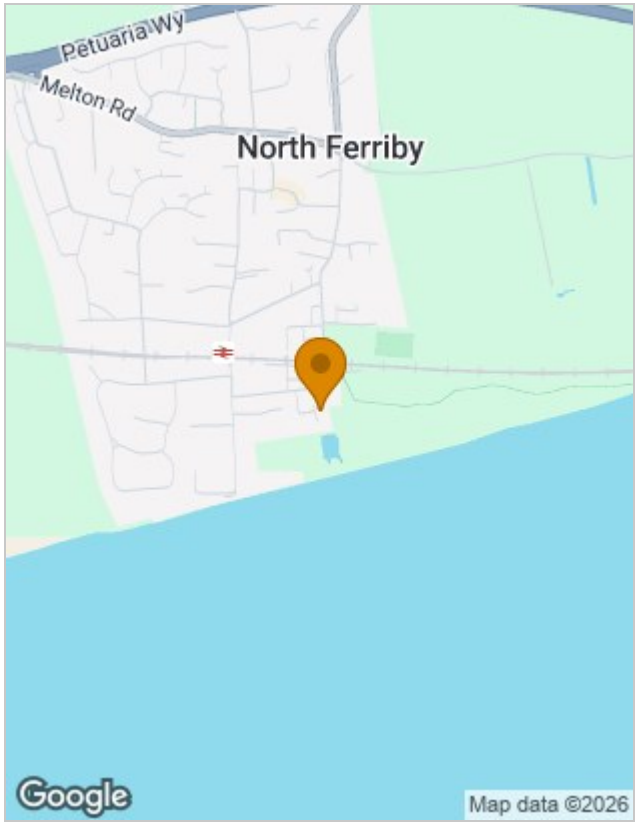
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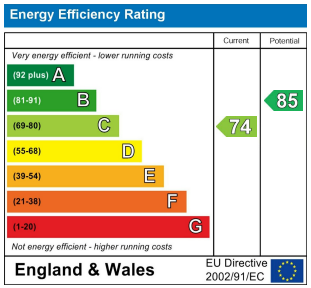
Floor Plans



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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