



**14**  
**High Street | North Ferriby | HU14 3JP**

**£550,000**

# 14 High Street, North Ferriby, HU14 3JP

*An exceptional period home, which has been beautifully reimaged to combine original charm with high-quality modern living. The property has been thoughtfully extended and reconfigured, creating a truly impressive family residence full of warmth and character.*

*Believed to date back to the 1870s, the property sits prominently within the heart of the village and offers convenient parking to the front along with a lovely rear garden featuring a paved seating area, lawn and elevated terrace, ideal for outdoor entertaining. Inside, the home retains many striking original features including high ceilings and ornate detailing, most notably in the elegant lounge with its deep bay window and decorative ceiling.*

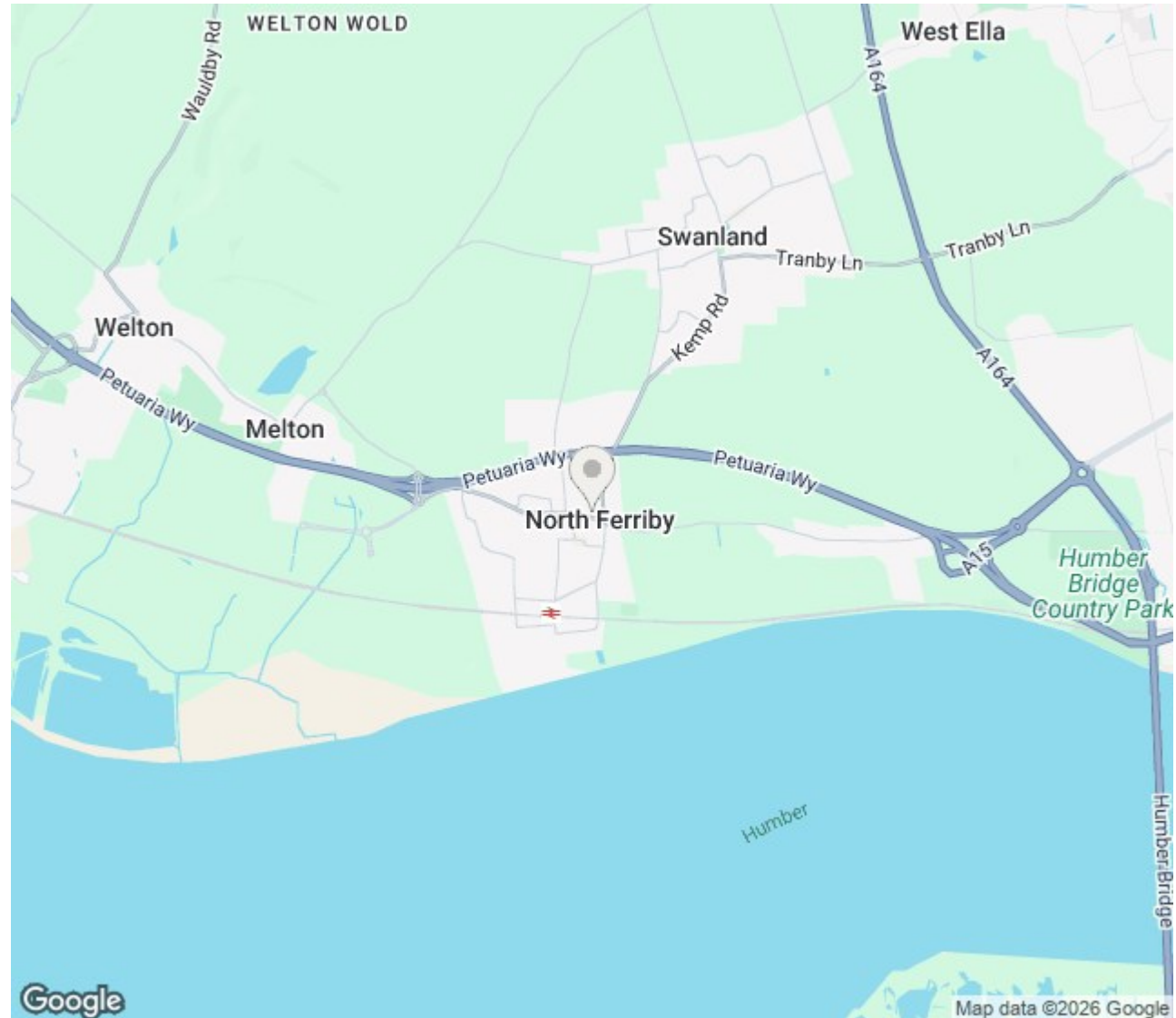
*At the heart of the home is a superb contemporary kitchen which flows seamlessly into a striking vaulted living space, complete with bi-fold doors opening onto the rear terrace. Additional ground floor accommodation includes a separate garden room with further bi-fold access to the garden, a utility room and cloakroom/W.C. The upper floors provide five well-proportioned bedrooms served by a family bathroom, shower room and an en-suite to the principal bedroom, which also enjoys the benefit of a private balcony overlooking the garden. In addition to the internal accommodation, a useful cellar with light and power sits beneath the property.*

*Overall, a truly distinctive and impressive home that must be seen to be fully appreciated.*



# Key Features

- Attractive Period Semi-Detached Home
- 5 Bedrooms
- Stunning Lounge Filled With Character
- Modern Kitchen Opening To A Fabulous Day Room
- Versatile Garden Room
- 3 Bath/Shower Room
- Generous Rear Garden + Cellar
- Driveway Parkng
- Abundance of Character Features
- EPC = C / Council Tax = E



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## ACCOMMODATION

The spacious accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway features a staircase to the first floor with a storage cupboard beneath. There is oak flooring throughout.

#### LOUNGE

An elegant front facing reception room with a deep bay window featuring sash windows with elegant internal shutters and window seats. The room is further enhanced by magnificent coffered ceiling design with ornamental detailing and deep coving, while an impressive marble fireplace with a cast insert and open fire creates a striking focal point. Oak flooring runs throughout, complemented by stylish vertical designer radiators.

#### DAY ROOM

An exceptional space defined by a striking vaulted ceiling that creates an impressive sense of height and openness. Natural light pours in through a front-facing window, a distinctive 'porthole' feature window to the side gable, and bifold doors that open onto the rear terrace. Oak flooring runs throughout, complemented by stylish designer radiators.

#### KITCHEN

Overlooking the rear garden, this stylish kitchen is fitted with sleek high-gloss white units and complemented by a matching island with breakfast bar seating. Oak flooring runs throughout, enhancing the contemporary feel, while integrated appliances include a microwave, dishwasher and fridge freezer, alongside a range cooker with extractor hood and a designer sink with mixer tap. The space flows effortlessly, with a wide opening leading into the living room and access through to the day room. A wall-mounted 'servants' bell' provides a charming nod to the property's character. Opening to:

#### GARDEN ROOM

Ideal for a variety of uses, it would suit a home office, playroom or a comfortable day room. Featuring a striking partially vaulted ceiling, this flexible space is enhanced by contemporary designer radiators and bifold doors that open onto the rear terrace.

#### UTILITY ROOM

Finished with a tiled floor and a fitted storage cupboard, along with a worksurface, plumbing for a washing machine, and space for an additional appliance. There is also access to:

#### CLOAKROOM/WC

Fitted with two piece suite comprising WC, vanity wash basin within a fitted unit, heated towel rail and a tiled floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a staircase leading to the second floor and there is a fitted bookcase.

#### BEDROOM 1

A beautifully appointed room featuring double doors that open out onto an ornate wrought iron balcony, enjoying views over the rear garden. The chimney breast is a focal point with an elegant feature fire surround, complemented by a wall-mounted TV point. There is also a range of fitted wardrobes along with a dedicated dressing table.

#### EN-SUITE

Fitted with a WC, vanity wash basin with storage cupboard and a shower enclosure with a tiled inset and thermostatic shower. Tiling to the floor.

#### BEDROOM 2

Featuring a striking deep bay window to the front elevation, this double bedroom is further enhanced by a full wall of fitted wardrobes, offering excellent storage.











#### **BATHROOM**

The family bathroom is beautifully appointed and includes a W.C., vanity wash hand basin with fixed storage unit, and a fabulous ball and claw-footed bath complete with mixer tap and shower attachment. Additional features include wiring for a wall-inset television and a heated towel rail. A tiled floor runs throughout.

#### **LANDING**

With access to the accommodation at second floor level.

#### **BEDROOM 3**

A double bedroom with fitted wardrobes and a dormer window to the rear.

#### **BEDROOM 4**

A fourth double bedroom with fitted wardrobes, exposed timber flooring and a Velux window allowing natural light.

#### **BEDROOM 5**

A fifth double bedroom with a dormer window to the rear elevation.

#### **SHOWER ROOM**

A contemporary shower room which is fitted with a WC, vanity wash basin within a storage unit and a large walk-in shower area with recessed 'rainfall' head, handheld attachment, tiled inset and glazed screen. There is a heated towel rail and a tiled floor.

#### **OUTSIDE**

To the front, the property benefits from superb parking provision via a side driveway leading onto a spacious gravelled forecourt. The rear garden is particularly impressive, thoughtfully designed to offer a mix of spaces for relaxation, recreation and entertaining. Directly adjoining the house is a generous paved patio, accessed through bifold doors from both the day room and garden creating a seamless indoor-outdoor flow. From here, there is also access down to the cellar, providing useful storage. Beyond the patio sits a well-maintained lawn, while further to the rear is an additional seating area alongside a barked play zone.

#### **CELLAR**

The cellar is arranged into four separate areas and benefits from the installation of light and power, making it a useful space.

#### **GENERAL INFORMATION.**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has a mixture of uPVC double glazed frames and sealed unit double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

#### **TENURE**

We understand that the property is Freehold with an element of flying Freehold to the second floor.

#### **VIEWINGS.**

Strictly by appointment with the sole agents.

#### **AML**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



#### MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

#### AGENT NOTES.

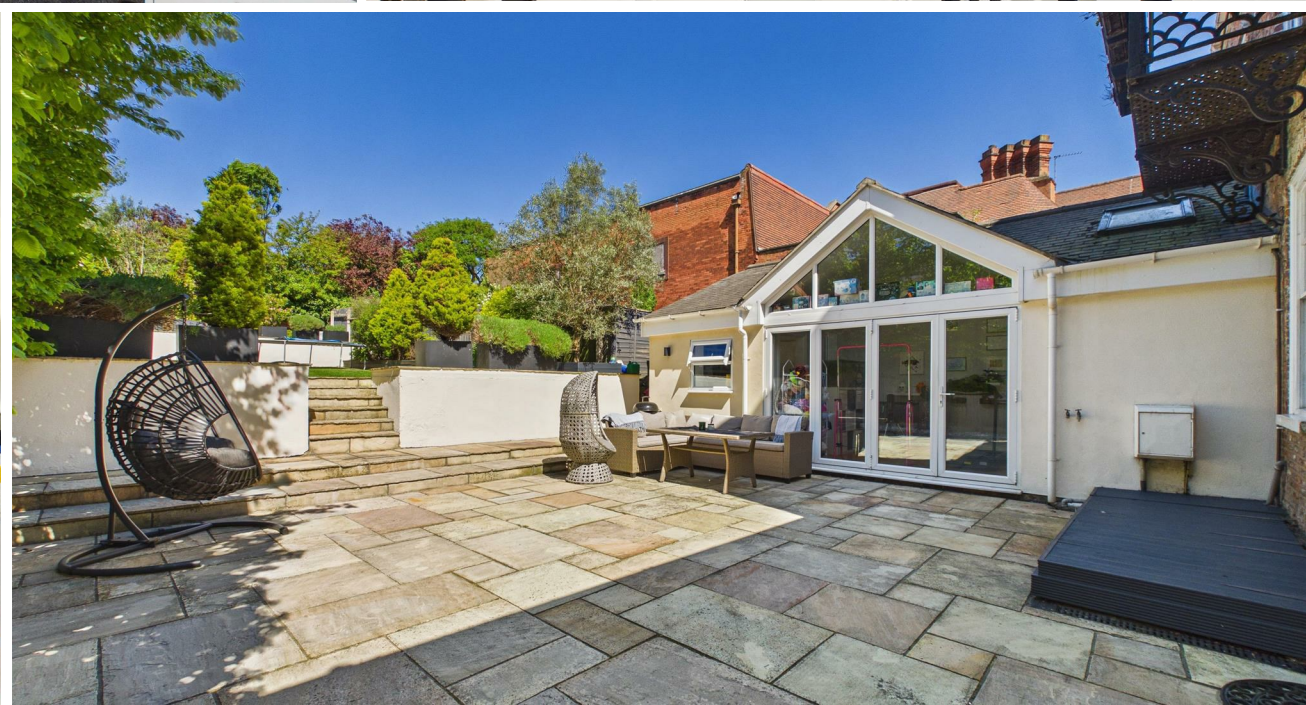
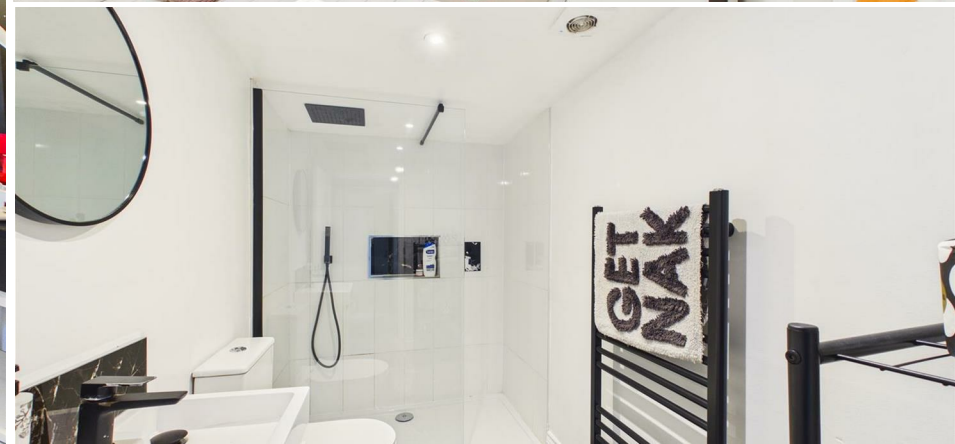
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







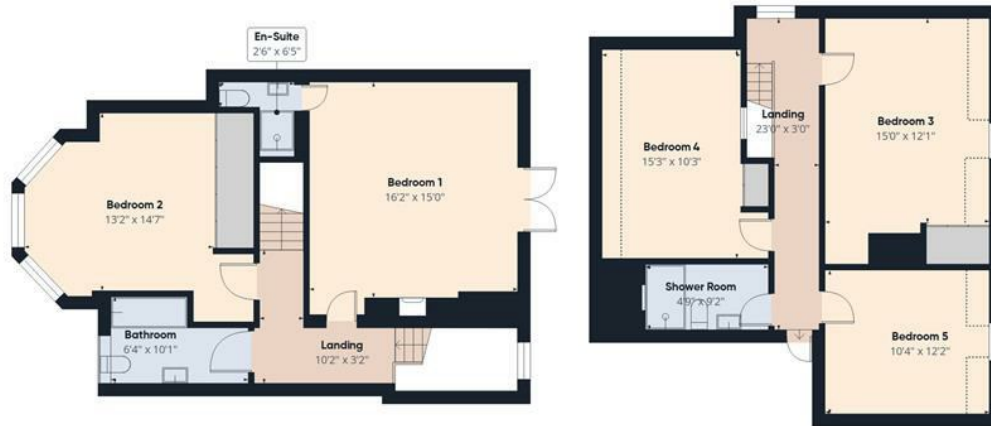








Ground Floor



First Floor

Floor 2



Approximate total area<sup>(1)</sup>

2640 ft<sup>2</sup>

Reduced headroom

105 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Philip**  
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