staniford grays

2 Woodgates Close, North Ferriby, HU14 3JS

Offers Over £399,950

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- MODERNISED AND EXTENDED BUNGALOW
- CORNER PLOT POSITION
- LIFESTYLE DINING KITCHEN
- DECEPTIVELY SPACIOUS
- PRIVATE REAR AND SIDE GARDENS
- DISCREET CUL-DE-SAC SETTING
- IN AND OUT DRIVEWAY
- 4 BEDROOMS
- SOLAR PANELS

IMMACULATE BUNGALOW HOME UPON AN ESTABLISHED CORNER PLOT. ALL WITHIN A DISCREET CUL-DE-SAC LOCATION AND CENTRAL FERRIBY SETTING.

Offered for sale is this much improved and extended, detached bungalow with attention to detail throughout.

Suitable for a range of applicants, the versatile and generous layout remains deceptively spacious with the benefit of extended living space to include 4 bedrooms.

The versatile accommodation comprises; Entrance Hallway, Open Plan Dining Kitchen, leading through bi-folding doors to a formal Lounge space. A sun room extends beyond the kitchen with access to a Utility Room and Study. An Inner Hallway provides access to an impressive Principal Bedroom with a large Ensuite and 3 further Bedrooms and Shower Room.

Externally the property offers an unrivalled location with generous gardens with parking provision provided via an in-and-out driveway. Secluded terraced gardens to the rear and side remain private throughout

Coming suitable for a broad range of prospective applicants given the extended living space and ready to move in appeal.

ENTRANCE HALLWAY
Accessed via decorative uPVC double glazed entrance door, access is provided to reception spaces, inner hallway and bedrooms, over the single floor level.

RECEPTION LOUNGE 18'8" x 14'11" (5.70 x 4.55)
With uPVC double glazed window to the front elevation offering a pleasant outlook over the property frontage, suitably sized to accommodate furniture suite, a central focal point provided via electric fire with contemporary oversize hearth and surround, wall light points, oak bifolding doors lead through to...

DINING KITCHEN 20'4" x 9'10" (6.20 x 3.00)
Having been fully remodelled by the current occupiers to a high standard, incorprating a range of Shaker style wall and base units with contemporary door furniture, contrasting granite work surfaces and upstands, raised breakfast bar/counter area, a number of integrated appliances include mid-level double oven, induction hob, ceiling suspended extractor canopy, eye level microwave, inset Franke 1.5 bowl sink and drainer, integrated fridge, dishwasher, extra storage solutions include pan drawers, and pull-out pantry, LVT flooring, inset spotlights to ceiling, uPVC double glazed window to rear garden outlook. To the alternate wall length are additional fitted drawers with granite work surface and upstands. Open plan through to...

DINING SPACE
uPVC double glazed bifolding doors provide access through to...

SUN ROOM EXTENSION 10'0" x 12'1" (3.07 x 3.70)
With low level wall, mounted uPVC double glazed windows and Victorian style roof pitch, French doors leads to garden also.

UTILITY ROOM 8'6" x 6'4" (2.60 x 1.94)
With a range of wall and base units, inset sink, tiled flooring, space for white goods. Leads through to...

STUDY 9'1" x 8'9" (2.78 x 2.69)
A secluded position conveniently situated away from the main part of the property, with uPVC double glazed window, has potential to be used as a gym also.

INNER HALLWAY
Giving access to four bedrooms and house bathroom, storage cupboard.

PRINCIPAL BEDROOM 14'2" x 11'8" (4.33 x 3.56)
With uPVC double glazed window to frontage, feature extended window to side elevation, smartly appointed with a range of fitted bedroom furniture comprising of wardrobes, dresser and drawers. Gives access to...

EN SUITE BATHROOM 14'5" x 6'5" (4.40 x 1.98)
Luxuriously appointed throughout and generously sized, with underfloor heating, panelled bath with centrally mounted tap, double width shower cubicle with wall mounted showerhead and console, mermaid board shower splahbacks, low flush w.c, inset basin to vanity unit offering ample storage, tiling to spashbacks, heated towel rail, electric shaver point, uPVC double glazed privacy window to rear.

BEDROOM TWO 11'9" x 11'5" (3.60 x 3.49)
With uPVC double glazed window to frontage, two fitted storage cupboards.

BEDROOM THREE 11'6" x 8'11" (3.53 x 2.72)
With uPVC double glazed window to rear, of double bedroom proportions.

BEDROOM FOUR 11'1" x 8'5" (3.40 x 2.58)
With uPVC double glazed window to frontage, used currently as a study.

SHOWER ROOM 6'4" x 8'4" (1.94 x 2.56)
Immaculately appointed with corner shower cubicle with wall mounted showerhead and console, fitted cabinetry, inset basin to vanity storage unit, low flush w.c, laminate to floor coverings, contemporary tiling to walls, uPVC privacy window to rear elevation.

OUTSIDE
Conveniently positioned on Woodgates Close, remaining a short distance walk from North Ferriby village centre, the immediate setting offers a cul-de-sac setting with the property boasting a corner plot position.
An in-and-out brick sett driveway offers generous parking provision, established hedging provides good levels of privacy and screening to to the front boundary perimeter, with the property featuring a wraparound garden. Photovoltaic panels exist to the front South facing roof pitch.
The side garden offers a laid to lawn grass section with planting to perimeter borders, leading around to a rear brick sett terrace and raised Indian stone patio area suitable for alfresco dining, offering good levels of privacy and screening, storage shed provision, well appointed raised plant beds inset to wall offering low maintenance and ease of gardening, external tap points and light points.

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

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

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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.

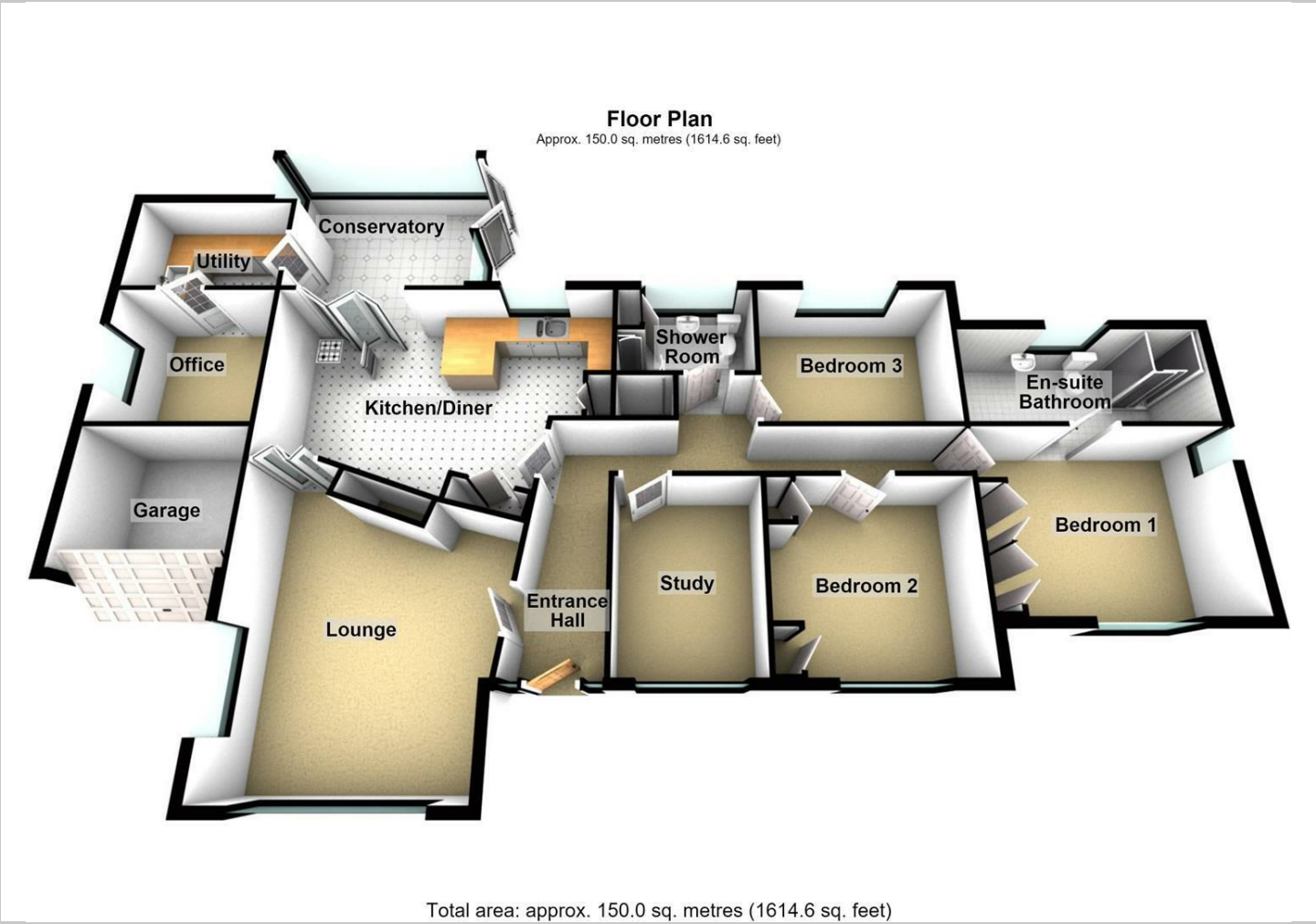
MISREPRESENTATION ACT 1967

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.

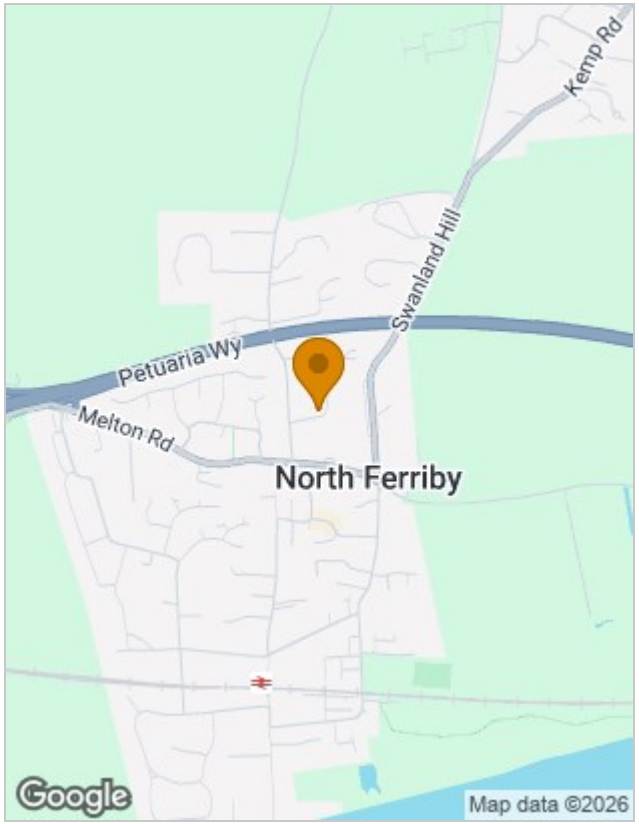
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

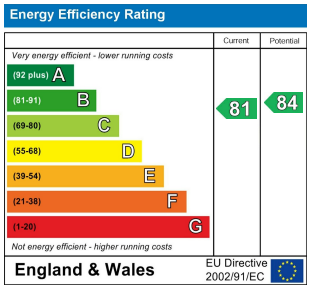
Floor Plans



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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com