



48, Church Road,  
North Ferriby, HU14 3AA  
Guide Price £465,000



## ABOUT THE PROPERTY

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Beautiful DETACHED FAMILY HOME offering spacious and versatile accommodation, quality finishes and excellent entertaining space, with an interesting history as a former village post office many years ago.

Being well maintained and improved by the current owners to create a stylish home suited to modern family living. The ground floor comprises a formal lounge and an impressive breakfast and dining kitchen, well fitted and complete with underfloor heating, forming a superb hub for everyday living and modern life. A rear lobby with WC provides convenient access to the outside space, while a separate dining room offers flexibility as a snug, home office or playroom.

Upstairs are three generously sized bedrooms, along with a separate shower room and separate bathroom, both finished to a high standard.

Externally, the outdoor space sits on a corner plot position, to the front the property is divided into two distinct areas - a garden section and a block-set cottage style garden with single sliding electric gate, creating a private setting ideal for al fresco dining. A single L shaped garage provides excellent storage or potential for alternative uses such as a gym or workshop.

VIEWING ADVISED TO APPRECIATE ACCOMMODATION AVAILABLE.







Tenure: Freehold  
Band: E

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

1.850 x 5.066 (6'0" x 16'7")

Composite entrance door with UPVC double glazed glass panel to the side, stairs leading to first floor accommodation, understairs storage with UPVC double glazed window, engineered oak flooring.

### KITCHEN/DINER

6.780 x 4.380 (22'2" x 14'4")

Contemporary kitchen fitted with wall, base & drawer units with solid oak work surfaces over, large island/breakfast bar with solid oak work surface (with power supply), Rangemaster cooker with glass splashback, stainless steel extractor, American fridge/freezer, integrated dishwasher, space for integrated washing machine or dryer, white ceramic sink set in work surface with mixer tap, space for kitchen table, fully tiled flooring with underfloor heating, UPVC double glazed bay window to the front, UPVC double glazed window to the front & rear.

### LOUNGE

5.465 x 4.966 (17'11" x 16'3")

UPVC double glazed bay window to the front, two UPVC double glaze suspended bay windows to the side, cupboard housing electric metres, engineered oak flooring, ceiling light, recessed spotlights, radiator.

### DINING ROOM

3.862 x 3.030 (12'8" x 9'11")

UPVC double glazed French doors to the front, UPVC double glazed window to the rear, radiator.

### DOWNSTAIRS WC

1.750 x 1.400 (5'8" x 4'7")

UPVC double glazed opaque window to the rear, vanity wash basin, concealed W.C, tiled flooring, half tiled walls.

### LOBBY

1.656 x 1.440 (5'5" x 4'8")

UPVC double glazed door & windows to the front.

### BEDROOM ONE

4.900 x 3.030 (16'0" x 9'11")

UPVC double glazed bay window to the front, UPVC double glazed window to the side, fitted wardrobes, ceiling light, radiator.

### BEDROOM TWO

4.169 x 3.423 (13'8" x 11'2")

UPVC double glazed bay window to the front, fitted wardrobes with sliding doors, additional fitted wardrobes, ceiling light, radiator.

### SHOWER ROOM

2.380 x 1.916 (7'9" x 6'3")

UPVC double glazed opaque window to the side, walk in shower cubicle, vanity wash hand basin, low level W.C, fully tiled, heated towel rail, shaver point.

### BEDROOM THREE

3.041 x 2.897 (9'11" x 9'6")

UPVC double glazed window to the front & side, radiator.

### BATHROOM

3.400 x 1.924 (11'1" x 6'3")

UPVC double glazed opaque window to the front, panelled bath with rainfall showerhead & pull down handheld shower head, vanity wash basin, low level W.C, fully tiled, downlights, heated towel rail.

### LANDING

UPVC double glazed window to the rear, loft access.

### OUTSIDE

Left side - Electric gated block paved driveway, single garage with electric up & over door, a range of flowers, shrubs etc around the perimeter with wooden border fencing.

Right side - Evergreen hedging along the perimeter, iron gate for access, decorative gravelled & mature shrubs.

### ADDITIONAL INFORMATION

COUNCIL TAX BAND E - EPC TBC

#### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website: - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

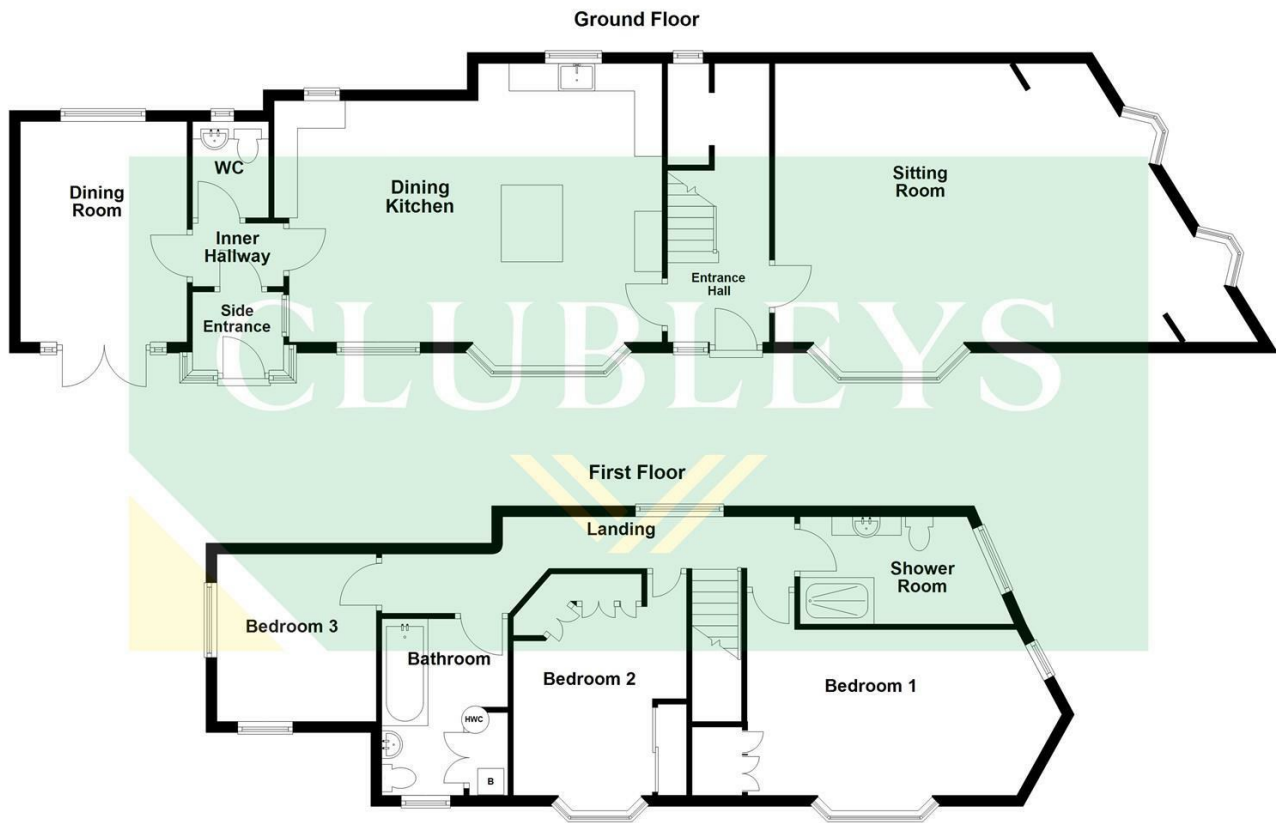
### SERVICES

Mains gas, electricity, water & drainage are connected

### APPLIANCES

None of the appliances has been tested by the agent.





**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

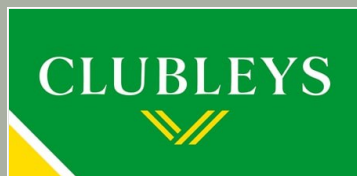
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.