



67 Ferriby Road

, Hessle, HU13 0HU

Offers in the region of £725,000



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Ground Floor

Entrance Porch

With tiled flooring and WC.

Reception Hallway

16'5" x 13'11" (5.02m x 4.26m)

A grand and welcoming entrance into this beautifully home via original stained glass doors, with restored varnished wooden flooring, two restored radiators, fixed staircase to first floor level, under stairs cupboard and gas fireplace.

Lounge

19'7" x 15'3" (5.97m x 4.67m)

A spacious room with restored sash windows to front with secondary glazing, original restored working fireplace, varnished wooden flooring and radiator.

Dining Room

15'7" x 20'8" (4.76m x 6.31m)

A lovely bright room, enjoying views over the rear garden, with restored windows and French door to the patio beyond. With Varnished flooring, original restored and working fireplace and radiator.

Breakfast Kitchen

33'11" x 14'0" max (10.35m x 4.28m max)

With sash windows with secondary glazing to the side plus door out to the side patio area. Fitted with a range of base and wall mounted units, worksurfaces with tiling and brickwork to splashback areas, inset double basin sink and drainer, freestanding range cooker and plumbing for dishwasher and washing machine. To the corner is a door opening into the pantry and a further door into the step down cellar.

Conservatory

11'0" x 10'4" (3.37 x 3.15m)

Just off the kitchen is the conservatory with French doors to the rear garden and varnished wooden flooring.

Cellar

Stepped down from the kitchen is the cellar, great for additional storage and also houses the gas boiler system.

First Floor

Landing

Spacious landing area with stunning island staircase to the second floor level and access to the balcony to the front. An original restored stained glass windows floods the space with lots of natural light and the landing provides access to three double bedrooms and the a bathroom.

Bedroom One

16'11" x 15'4" (5.17m x 4.69m)

Double bedroom to the front with restored and operational sash window with secondary glazing, two great storage cupboards, carpet flooring and radiator.

Bedroom Two

16'10" x 16'3" (5.14m x 4.96m)

Double bedroom to the rear, with original sash window restored to working order with secondary glazing, two storage cupboards, carpet flooring and radiator.

Bedroom Three

13'2" x 14'2" (4.02m x 4.33m)

Double bedroom to the rear with bay window with restored and operational sash windows with secondary glazing, fitted wardrobes, ceiling fixed seat swing for children, carpet flooring and radiator.

Bathroom

9'3" x 8'0" (2.83m x 2.44m)

A beautifully modern modern bathroom with a four-piece suite, comprising bath, low level WC, wall mounted sink, and step in computerised shower with digital control panel. With a mirrored fitted TV above the bath, full tiling to the wall, floor level lighting, tall radiator and additional heated towel rail, two restored sash windows with secondary glazing and extractor fan.

Second Floor

Landing

Bedroom 4

16'11" x 15'3" (5.17m x 4.67m)

Double bedroom to the front with restored operational sash window with secondary glazing, carpet flooring and radiator.

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Bedroom 5

14'1" x 13'10" (4.31m x 4.23m)

Double bedroom to the rear with restored operational sash window with secondary glazing, storage cupboard, carpet flooring and radiator.

bedroom 6

19'5" x 12'5" (5.92m x 3.79m)

Double bedroom to the rear with restored and operational sash windows to the side and rear with secondary glazing, plus 3 additional roof windows, fitted storage cupboards maximising storage space, carpet flooring and radiator.

Bathroom

11'8" x 11'4" (3.56m x 3.46m)

With restored and operational window to the front with secondary glazing. Fitted with a four-piece suite in white, comprising freestanding roll top bath, walk in shower cubicle, high level WC and sink set upon vanity unit with storage. With tiling to splashback areas, fitted storage and heated towel radiator.

Externally

Front

A commanding and photogenic front approach with block paved driveway for multiple vehicles, newly planted laurel bushes to the front and new fencing to the left side, an original restored front gate, reinstated Victorian street lamp and additional lighting and electrical points to the front, including within the tree.

Rear

A beautifully maintained southerly facing garden with patio areas for seating, extending onto expansive lawned gardens with mature trees and shrubbery, including apple trees producing cooking and other eating apple varieties.

Double Garage

With roller door to the front and lighting and power. Great additional storage.

Council Tax Band

We have been advised the property is council tax band G, payable to East Riding of Yorkshire Council.

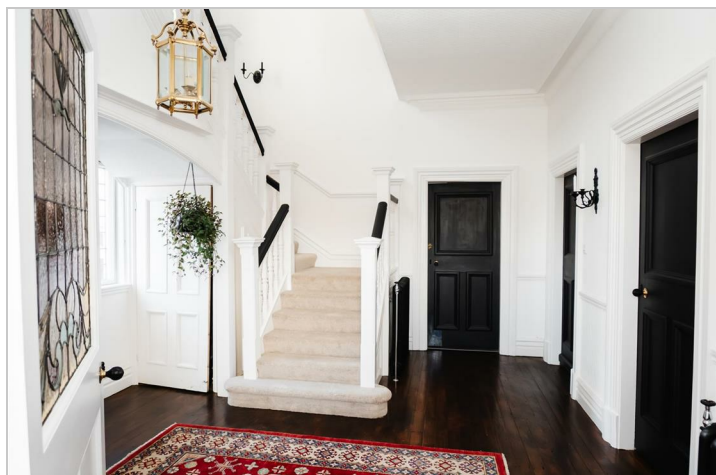
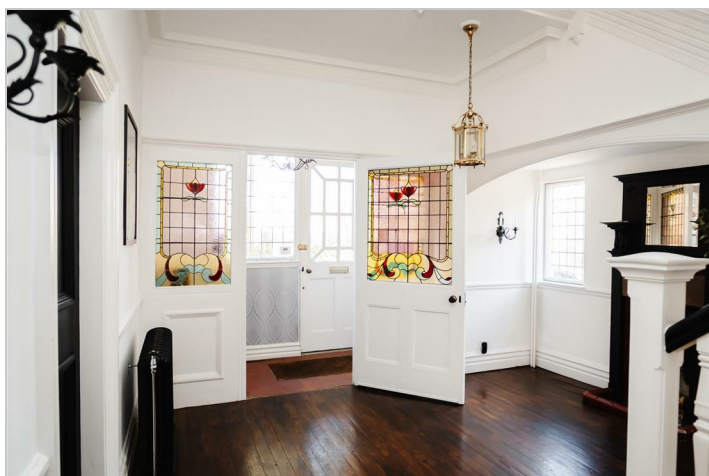
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



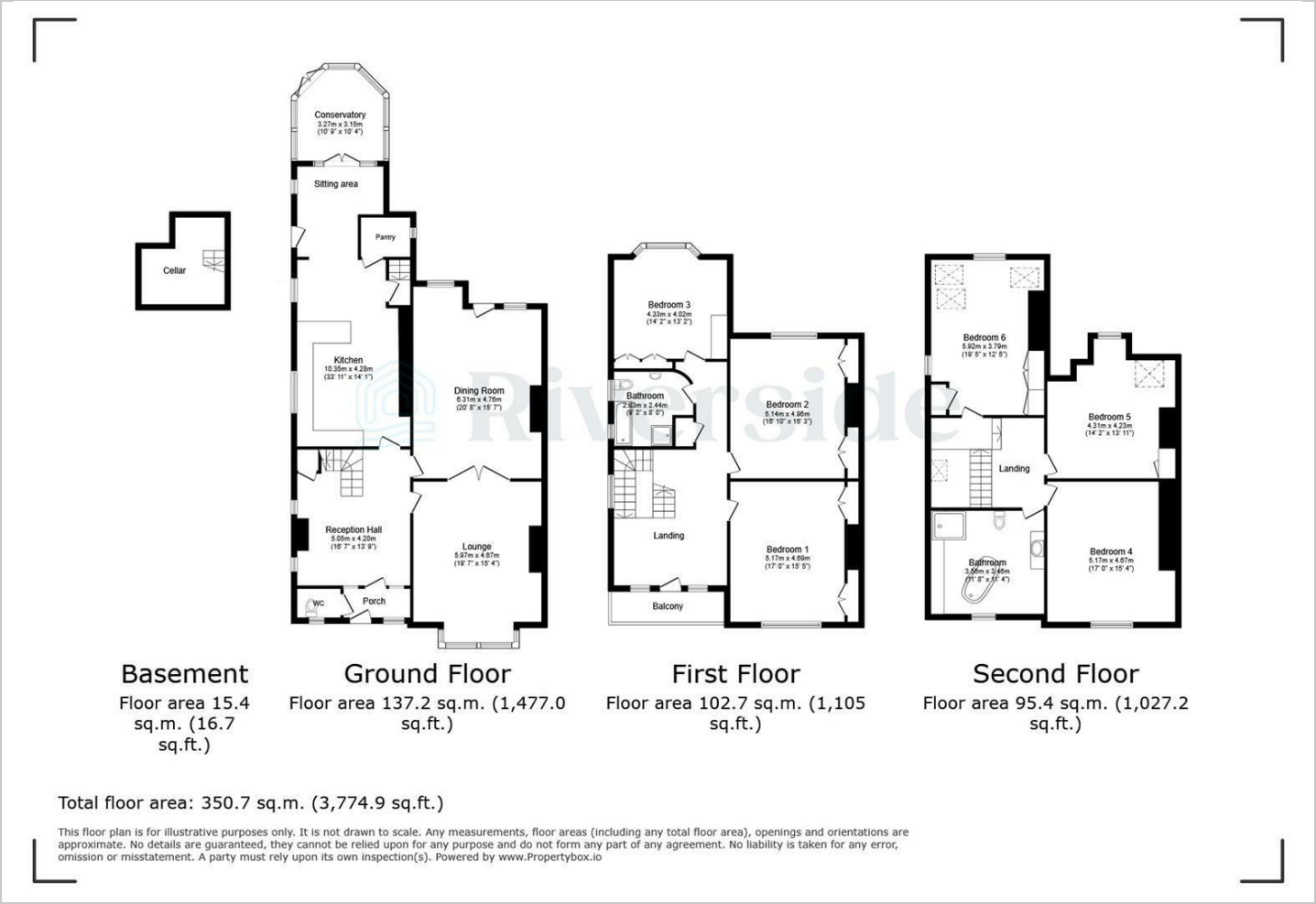
Hybrid Map



Terrain Map



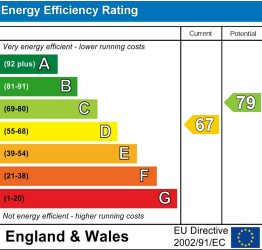
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.