



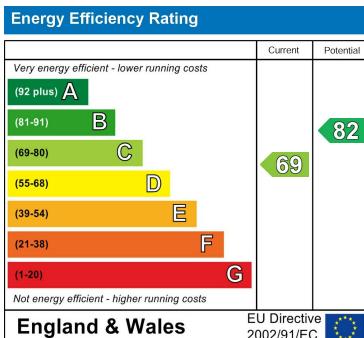
Redcliff Drive, North Ferriby, HU14 3DP
Offers Over £240,000

Philip
Bonnister
Estate & Letting Agents

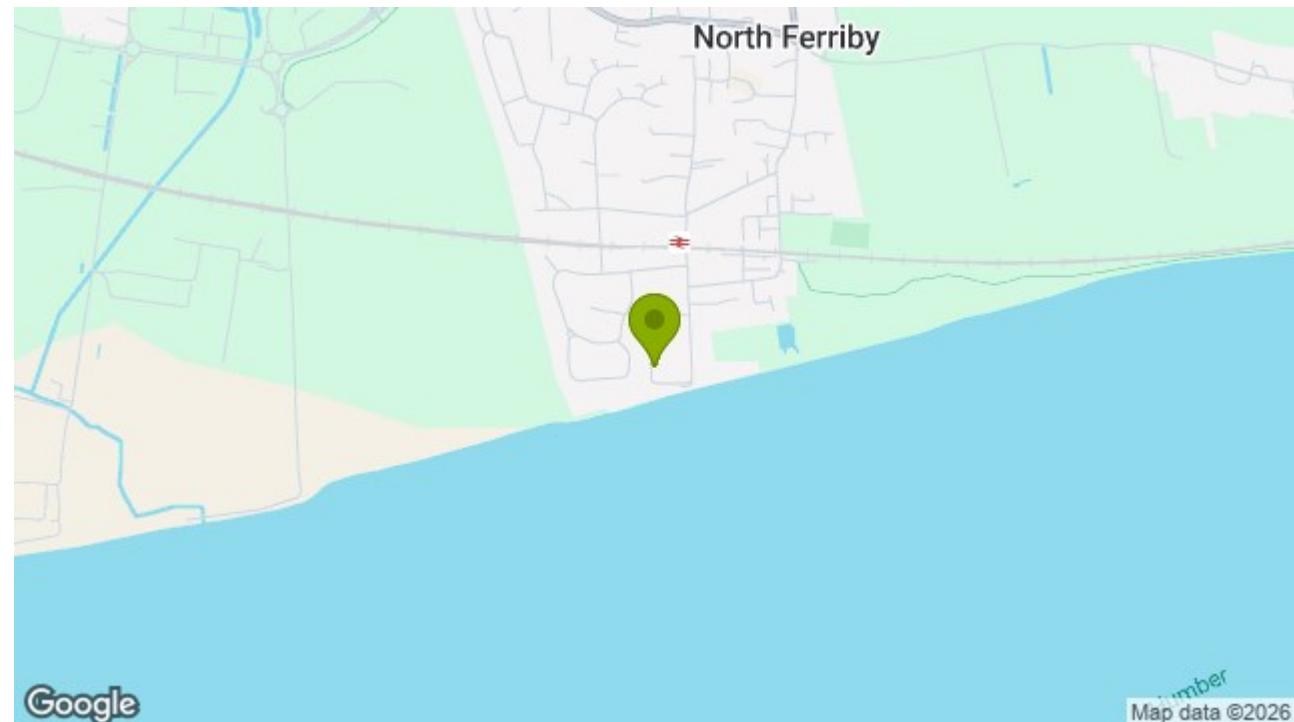
Redcliff Drive, North Ferriby, HU14 3DP

Key Features

- NO CHAIN & MOVE-IN READY
- Spacious Semi-Detached Bungalow
- 3 Bedrooms (2 Fitted)
- En-Suite & Family Bathroom
- Generously Proportioned Lounge
- Kitchen Opening To Dining Area
- Additional Versatile Reception Room/Guest Bedroom
- Private Rear Garden
- Extensive Off Street Parking & Garage
- EPC = C / Council Tax = D



Tucked away in a secluded location on the southern fringes of North Ferriby, this spacious three-bedroom semi-detached bungalow is offered to the market with no onward chain and is move-in ready, having been freshly decorated throughout. The thoughtfully designed layout includes an entrance porch leading to a welcoming entrance hall, a generous lounge, and an impressive 22ft dining kitchen with an adjoining versatile day room/snug, which could be utilised as a home office, playroom, or even a guest bedroom. There are three further bedrooms, two of which benefit from fitted wardrobes, along with an en-suite to the principal bedroom and a separate family bathroom. Externally, the property boasts extensive off-street parking, a private rear garden, and a garage, making it an ideal home in a sought-after location.





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE PORCH

A uPVC entrance porch with a residential door leading to the property.

ENTRANCE HALL

Allowing access to the internal accommodation.

LOUNGE

19'2 x 10'10 (5.84m x 3.30m)

A spacious front facing reception room with a feature fireplace and a bow window to the front elevation.

DINING KITCHEN

22'8 x 10'2 narrowing to 8'4 (6.91m x 3.10m narrowing to 2.54m)

The kitchen is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath splashboards and there is a stainless steel sink unit. A range of integral appliances include an oven, microwave, hob beneath a concealed extractor hood and a dishwasher. There is space and plumbing for an automatic washing machine and space for a fridge freezer. A step leads down to a dining area with sliding patio doors opening to the rear garden.

DAY ROOM/GUEST BEDROOM

9'6 x 12'3 (2.90m x 3.73m)

A versatile reception room offering flexibility for modern family living, this space could easily serve as a snug, home office, playroom, or even a guest bedroom

BEDROOM 1

11'3 + recess x 9'10 (3.43m + recess x 3.00m)

A double bedroom with a range of fitted wardrobes and overhead storage. There is a window to the rear elevation.

EN-SUITE

Fitted with a three piece suite comprising corner shower enclosure with electric shower, WC and inset vanity basin with cupboard beneath. There are wall mounted splashboards and a window to the side elevation.

BEDROOM 2

9'6 + recess x 8'7 (2.90m + recess x 2.62m)

A double bedroom with fitted wardrobes, overhead storage and a window to the front elevation.

BEDROOM 3

11'7 x 7'1 (3.53m x 2.16m)

A good sized third bedroom with a window to the front elevation.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC and inset wash basin with cupboards beneath and there is a panelled bath. There is tiling to the walls, a window to the side elevation and a heated towel rail.

OUTSIDE

FRONT

To the front of the property there is extensive block paving which provides ample off street parking and continues to the side of the property towards the garage.

REAR

The private rear garden is mostly laid to lawn and

features two patio areas—perfect for outdoor dining and entertaining.

GARAGE

A brick built garage is positioned towards the bottom of the driveway, having an up and over door, light and power.

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 the benefit of PVC double glazed frames and 1 x aluminium sliding door.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

VIEWINGS

Strictly by appointment with the sole agents.

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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

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

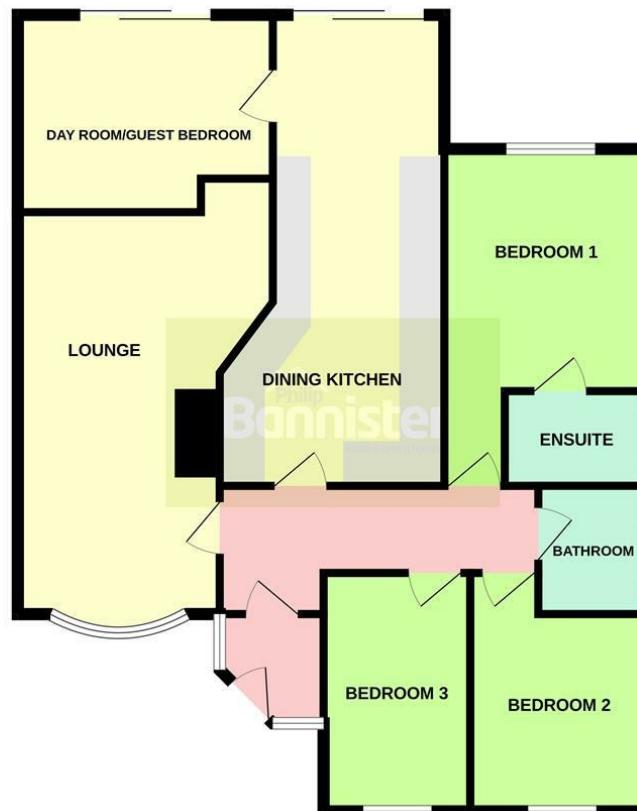
AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform

the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for sales purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip
Bannister
Estate & Letting Agents