Melton Road, North Ferriby, HU14 3ET

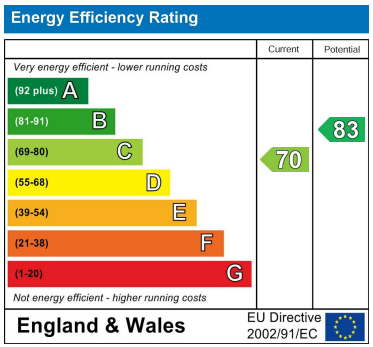
Offers Over £400,000

Philip Bannister
Estate & Letting Agents

Melton Road,
North Ferriby, HU14 3ET

Key Features

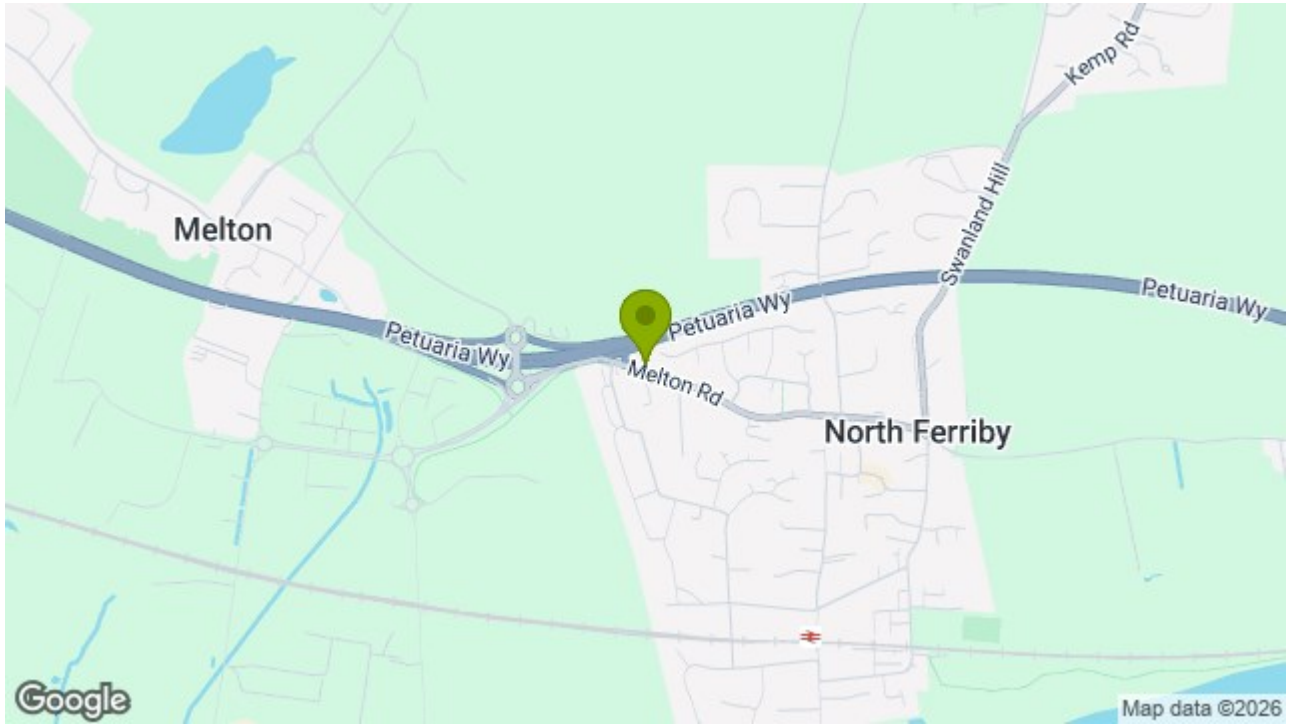
- Detached Family Home
- 4 Good Sized Bedrooms
- Fabulous Living Kitchen With Island
- Spacious Lounge Diner
- Fitted Primary Bedroom With En-Suite
- Ground Floor Cloaks/WC
- Driveway & Double Garage
- Gardens To Front & Rear
- Council Tax = E
- EPC = C



This spacious detached family home is ideally situated within a popular village, with excellent access to highly regarded primary and secondary schools. The property sits on a generous plot with gardens to the front and rear whilst the internal accommodation features an entrance porch with cloakroom/WC, part-glazed double doors lead into a welcoming entrance hall. The large, versatile reception room enjoys plenty of natural light and features French doors that open onto the rear garden.

At the heart of the home lies a stunning living kitchen, fitted with contemporary units and a large central island, the perfect hub for social gatherings and family meals. Upstairs, the first floor offers four well-proportioned bedrooms, including a primary suite with fitted furniture, a dressing area, and an en-suite shower room. A well appointed family bathroom completes the accommodation.

Outside, an extensive block-paved driveway provides ample off-road parking and access to a double garage, while the gardens offer plenty of space for outdoor relaxation and recreation.



LIFE BEGINS AFTER COFFEE

ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH
Allowing access to the property. There are part-glazed double doors leading to the hallway and there is access to the cloakroom/wc.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wash basin. There is half height wall tiling and a window to the front elevation.

HALLWAY
The hallway features decorative panelling, a staircase leading to the first floor with a storage cupboard beneath. Internal access to:

LIVING KITCHEN
This fabulous 'L' shaped room is the heart of the home and features areas for cooking, casual dining and relaxing. The kitchen is fitted with an extensive range of shaker style midnight blue units base units and contrasting wall units. A complementary work surface sits above the base units with matching upstands and a sink unit beneath a window to the rear. A matching island matches the base units and has an overhanging breakfast bar for casual dining. There is an integrated double oven, five ring hob with extractor hood above, dishwasher, microwave and plumbing for an automatic washing machine. The kitchen opens to a living area with a bow window to the front elevation. A door leads to the garden and an internal door to the garage.

LOUNGE DINER
A spacious multi-purpose reception room with a bow window to the front elevation and French doors to the rear garden. There are two further windows to the side and a feature fireplace housing a living flame gas fire upon a marble hearth.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in cylinder cupboard.

BEDROOM 1
A generous primary bedroom with a window to the front elevation and a range of fitted furniture to include drawers, dressing table, bedside cabinets and a dressing area with wardrobes.

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower cubicle with a thermostatic shower and splashboards. There are partially tiled walls, a heated towel rail and a Velux window.

BEDROOM 2
A second double bedroom with a window to the side elevation.

BEDROOM 3
A further double bedroom with a window to the side elevation.

BEDROOM 4
A good sized fourth bedroom with sloped ceilings and a Velux window.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and thermostatic shower over. There are tiled walls, a heated towel rail and a Velux window.

OUTSIDE

FRONT
To the front of the property there is a lawned garden and a gated block paved driveway providing excellent parking. There is mature hedging to the perimeter.

REAR
The rear garden offers a good level of privacy and is mainly laid to lawn. There are patio areas which make ideal seating areas and a garden pond.

DOUBLE GARAGE
The double garage features an up and over door, light and power. There is storage in the roof space, a wall mounted boiler and a window to the rear.

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.
COUNCIL TAX - Council Tax Band 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.

ST LUCIA
BLACKPOOL

TENURE
We understand that the property is Freehold.

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.

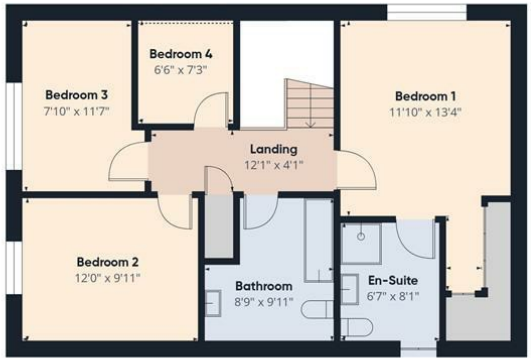
THINKING OF SELLING?
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with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

AGENT NOTES.
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

WELCOME

WASH

Ground Floor



First Floor

Approximate total area(1)

1792 ft²

Reduced headroom

2 ft²

(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.

GIRAFFE360

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