



The Rise, North Ferriby, HU14 3EG
£470,000

Philip
Bannister
Estate & Letting Agents

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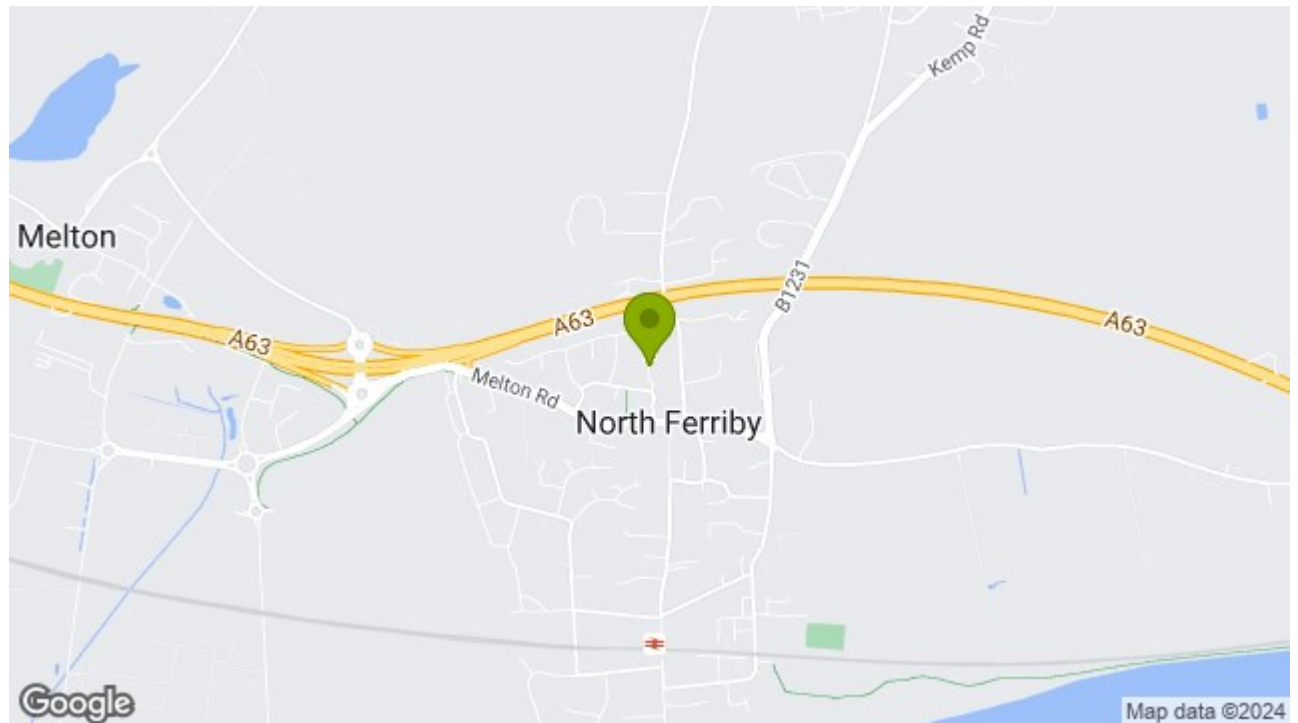
Key Features

- Spacious Detached Bungalow
- Immaculately Presented To A High Standard
- 3 Double Bedrooms
- High Quality En-Suite & Shower Room
- Symphony Range Kitchen
- Large Living Room
- Landscaped Gardens
- Extensive Parking & Double Garage

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

SPACIOUS DETACHED BUNGALOW FINISHED TO AN EXCEPTIONALLY HIGH STANDARD!

Situated in a fabulous elevated position towards one corner of an exclusive cul-de-sac in North Ferriby. The well proportioned accommodation has been updated and enhanced over recent years to include a welcoming entrance hall, fabulous open plan living dining kitchen with a separate utility room and a conservatory overlooking the gardens. The 3 bedrooms are all excellent sizes with the master benefitting from a contemporary bathroom in addition to a shower room. A generous driveway with extensive parking leads to the bungalow and a double garage. The corner plot affords gardens to front, sides and rear which have been pleasantly landscaped.





LOCATION

The property is located at the head of The Rise which is a cul-de-sac situated off Aston Hall Drive close to the centre of the village. The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

ACCOMMODATION

The property is arranged over a single storey and comprises:

ENTRANCE HALL

Accessed via a timber door beneath a recessed storm porch, this spacious entrance hall provides access to the internal accommodation. There is a Karndean floor throughout and several large built-in storage cupboards.

SHOWER ROOM

6'2" x 5'6" (1.88 x 1.68)

A well appointed Shower Room fitted with a three piece suite comprising wall mounted wash basin, WC and large glazed shower screen with thermostatic shower. The walls are ceramic tiling, an aquaflex floor throughout, chrome heated towel rail and a window to the front elevation

LIVING ROOM

18'0" x 17'3" (5.49 x 5.26)

This spacious reception enjoys plenty of natural light with windows to the south and easterly elevations. A feature fireplace houses a living flame gas fire and the room opens to:

KITCHEN DINER

11'11" x 22'8" (3.63 x 6.91)

This "Symphony Range" kitchen is fitted with a comprehensive selection of oak interior wall and base units with soft close drawers and doors, mounted with Corian acrylic worksurfaces with matching upstands and inset composite sink unit with flexi-hose mixer tap. The integrated CAPLE appliances include a fan assisted double oven/microwave, induction hob beneath an extractor hood and a larder fridge. The tiled floor runs throughout the kitchen area and there is ample space for dining furniture plus two windows to the rear elevation.

UTILITY ROOM

9'2" x 7'2" (2.79 x 2.18)

A large utility room is positioned off the kitchen and is fitted with base units and worksurfaces. There is space and plumbing for several undercounter appliances including dishwasher and washing machine. A large pantry cupboard is off the utility room and there is a door opening to the rear garden.

CONSERVATORY

11'9" x 8'8" (3.58 x 2.64)

Overlooking the side garden, the conservatory is constructed of uPVC above a brick base with doors leading out to a patio area.

INNER HALLWAY

Leading to the bedroom accommodation.

BEDROOM 1

11'10" x 13'1" (3.61 x 3.99)

The spacious master bedroom is located to the rear of the property with a window to the elevation. En-Suite facilities off:

EN-SUITE

9'1" x 7'11" (2.77 x 2.41)

This fabulous En-Suite is fitted with a four piece suite comprising WC, wall mounted wash basin, large glazed shower cubicle with thermostatic shower and a corner bath. There is ceramic tiling to the walls and floor and a window is to the rear elevation

BEDROOM 2

14'9" x 10'11" (4.50 x 3.33)

A second large double bedroom with a window to the front elevation.

BEDROOM 3

11'0" x 11'1" (3.35 x 3.38)

The third bedroom is of excellent proportions being a further double, with a window to the front elevation

OUTSIDE

SIDE

A curved flagstone patio allows for outdoor entertaining space which can be accessed internally from the conservatory. A lawn continues from the front and runs to the eastern boundary.

REAR

The mature landscaped garden to the rear features a mixture of shrubs and herbaceous borders. A gravelled pathway runs throughout and leads to a "hidden" garden area

DRIVEWAY & GARAGE

There is an extensive driveway to the front which provides parking provisions for a number of vehicles and leads to the double garage. The double garage features an remote up and over door, light and power supply.

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 - 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.

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.

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In compliance with NTSTERT 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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 mis-statement. This plan is for illustrative purposes only and should be used as such 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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