



Woodgates Lane, North Ferriby, HU14 3JR
Reduced To £399,950


**Philip
Bannister**
Estate & Letting Agents

Woodgates Lane, North Ferriby, HU14 3JR

Key Features

- Desirable Location
- Individual Detached Property
- 3 Double Bedrooms
- 2 Reception Rooms
- Full Width Living Kitchen
- 2 Bath/Shower Rooms
- Generous Rear Garden
- Driveway Parking + Garage
- ER - D

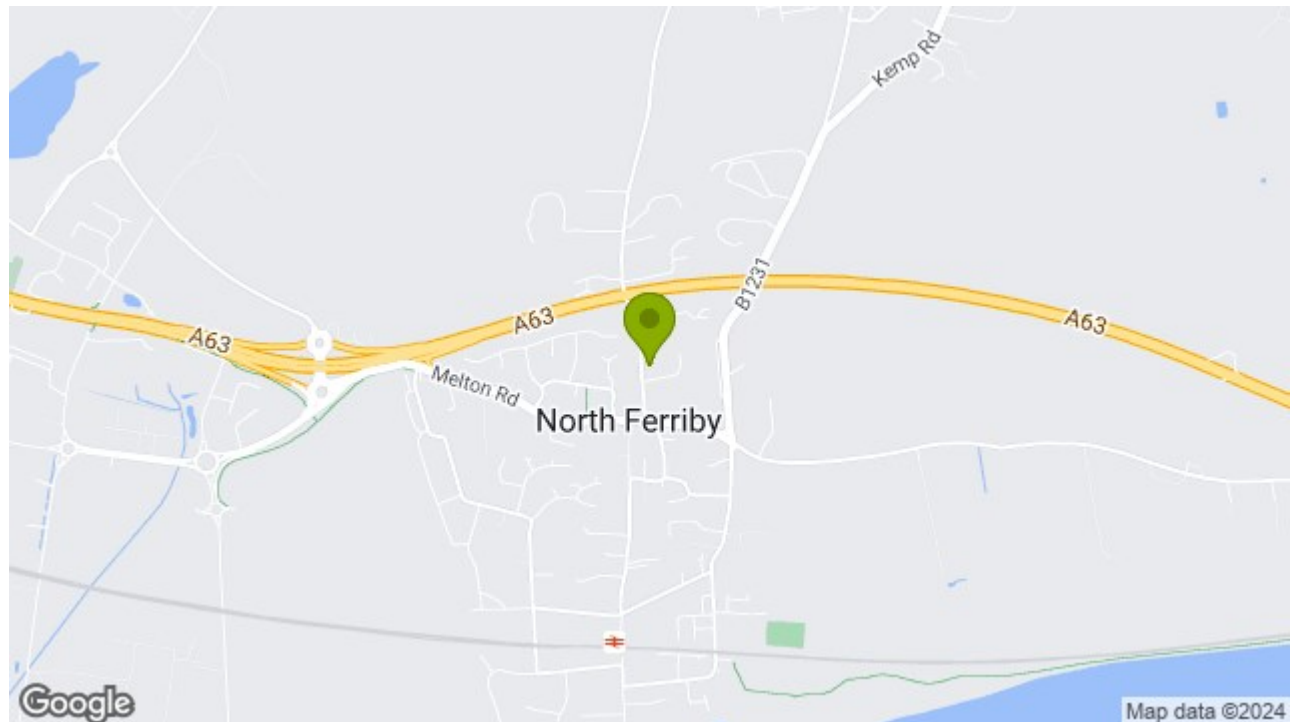
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79

England & Wales

EU Directive 2002/91/EC

NOW OFFERED AT £399,950!

Located in an elevated position on Woodgates Lane, North Ferriby, this individual three double bedroom detached house offers a comfortable and spacious living environment. The property boasts a good-sized rear garden, perfect for outdoor activities and relaxation. With two bath/shower rooms, convenience and comfort are prioritised. The full-width living kitchen provides ample space for cooking, dining, and entertaining, while the utility room offers practicality and organisation. One of the standout features of this house is the impressive part atrium in the dining hall, creating a visually striking space. Ample parking is available with an extensive driveway and a garage, ensuring convenience for multiple vehicles.





ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

DINING HALL

11'10 x 15'8 (3.61m x 4.78m)

An entrance door leads to the property and opens to a fabulous dining hall. An impressive part atrium is a real feature of the space and offers the ideal location for formal dining. A staircase leads to the first floor and there are internal doors to:

LOUNGE

11'9 x 19'11 (3.58m x 6.07m)

The formal lounge centres around a feature fireplace housing a gas fire, there are two windows to the front elevation and glazed double doors from the dining hall.

LIVING KITCHEN

10'10 x 24'4 (3.30m x 7.42m)

A superb full width living kitchen overlooks the rear garden with French doors opening to a terraced patio. The kitchen is fitted with a comprehensive selection of wall and base units which are mounted with contrasting worksurfaces with matching upstands. A number of De Dietrich integral appliances include a double oven/grill and a 5 ring gas hob adjacent to a retractable extractor fan. There is ample space for a living/dining suite.

UTILITY ROOM

7'10 x 9'8 (2.39m x 2.95m)

Fitted with matching units to those of the kitchen, there is space and plumbing for an automatic washing machine, dishwasher and further space for a tumble dryer. A door leads to the rear garden and there is an internal door to the garage.

SHOWER ROOM

The shower room is fitted with a three piece suite featuring a WC, wash basin and a shower enclosure. There is tiling to the walls and a ladder style radiator.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level, the landing is a real feature forming part of the atrium, with a Velux window.

BEDROOM 1

15'6 x 10'2 (4.72m x 3.10m)

A dual aspect with master bedroom with built in storage space and a vaulted ceiling.

BEDROOM 2

11'9 x 10'11 + wardrobes (3.58m x 3.33m + wardrobes)

A second double bedroom with a wall of fitted wardrobes, two Velux windows within the vaulted ceiling and a further window to the rear.

BEDROOM 3

12'3 x 10'10 + wardrobes (3.73m x 3.30m + wardrobes)

A further double bedroom with a wall of fitted wardrobes, two Velux windows within a vaulted ceiling.

BATHROOM

Fitted with a three piece suite comprising WC, wall mounted wash basin and a panelled bath with central fill. There are tiled walls and a Velux window.

OUTSIDE

FRONT

Approaching the property from the roadside, a block paved driveway leads up to the property. A large parking area is to the front which in turn leads to the integral garage.

REAR

The rear garden is an excellent size and boasts a large terrace immediately to the rear of the property which leads down to a lawn. Towards the bottom of this section of the garden there is a further patio area set beneath a timber pergola. A further section of the garden is beyond a wooden screen where there is a lawn, footpath and garden shed.

GARAGE

The integral garage is installed with a roller shutter door, light and power. There is an internal door from the utility room.

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 with the exception of the hallway window.

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.

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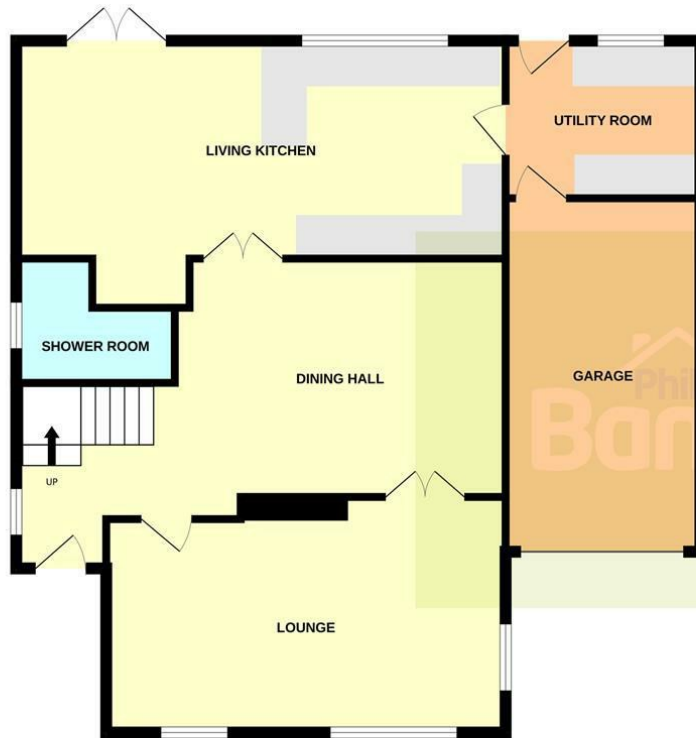
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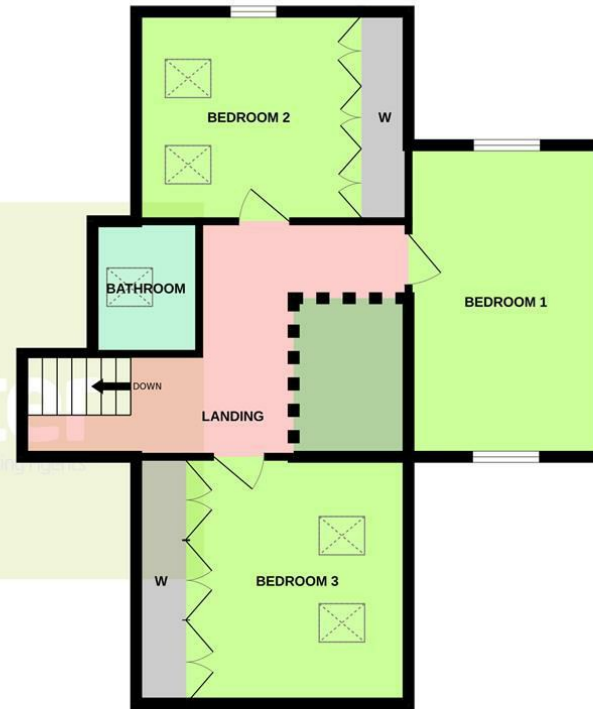




GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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