



Derwent Avenue, North Ferriby, HU14 3DZ
£295,000

Philip
Bannister
Estate & Letting Agents

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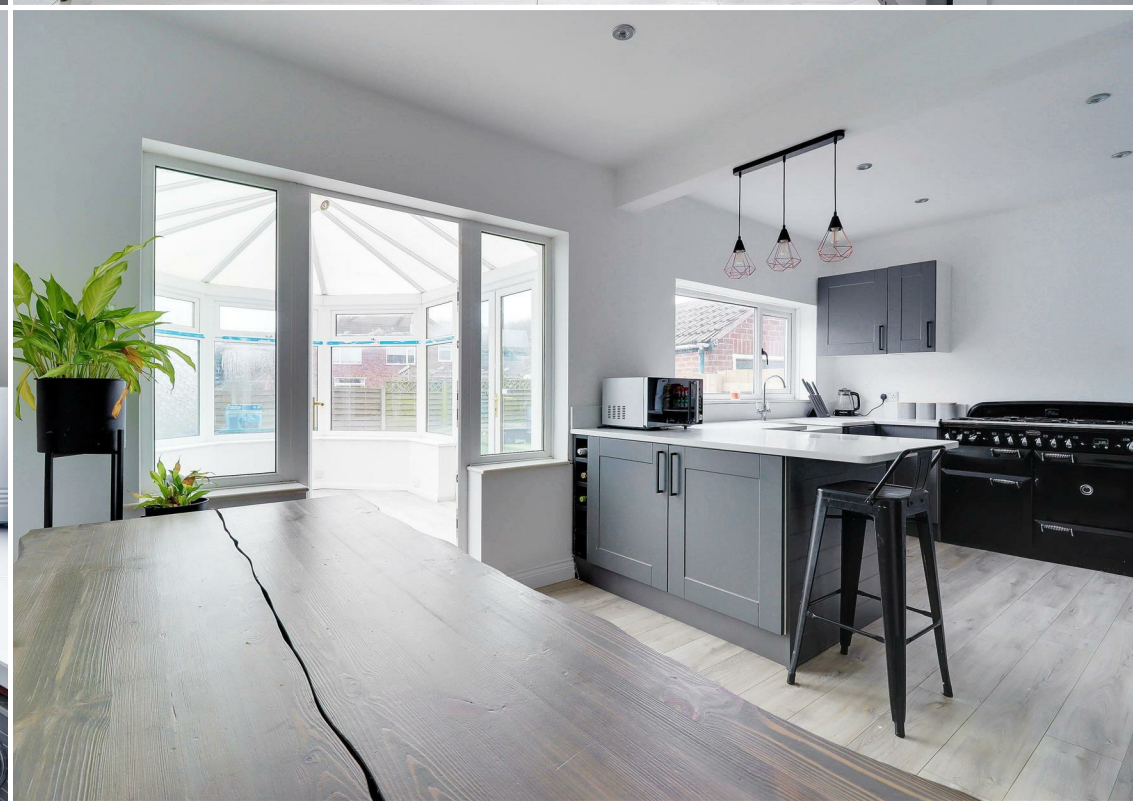
Set within a small cul-de-sac is this recently updated and altered semi-detached home. Boasting a southerly aspect to the rear, the property welcomes you through an inviting entrance hall leading to a bay-fronted lounge, a full-width modern dining kitchen, seamlessly transitioning into a bright conservatory overlooking the garden. Upon the first floor there are 3 well-appointed bedrooms and a stylishly bathroom featuring a luxurious roll-top bath. Outside, the property impresses with extensive off-street parking, a generous driveway leading to a detached garage, and the southerly garden with lawns and seating areas.

Key Features

- Updated 3 Bedroom Home
- Southerly Rear Garden
- Modern Dining Kitchen
- Contemporary Bathroom With Roll-Top Bath
- Spacious Bay Fronted Lounge
- Conservatory Overlooking The Rear Garden
- Extensive Driveway Parking
- Detached Garage
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase to the first floor with a cupboard beneath.

CLOAKROOM/WC

Positioned under the staircase is the WC with wash basin.

LOUNGE

14'5 x 12' (4.39m x 3.66m)

A spacious bay fronted reception room.

DINING KITCHEN

10'5 x 18'10 (3.18m x 5.74m)

The dining kitchen spans the full width of the property to the rear and features a modern fitted kitchen featuring a range of wall and base units mounted with quartz worksurfaces, matching upstands and breakfast bar. There is a Belfast sink unit sat beneath a window to the rear elevation, integrated dishwasher and a free standing range cooker. There is ample space for a dining table with a door leading to:

CONSERVATORY

12'1 x 9'5 (3.68m x 2.87m)

A brick and uPVC conservatory overlooking the rear garden, with French doors opening to the patio.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'8 + bay x 11'10 (3.56m + bay x 3.61m)

A spacious bay fronted bedroom.

BEDROOM 2

13'4 x 10'11 (4.06m x 3.33m)

A second double bedroom with a window to the rear.

BEDROOM 3

7'9 x 6'5 (2.36m x 1.96m)

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

BATHROOM

A contemporary bathroom which is fitted with a four piece suite comprising WC, wall mounted wash basin, open shower enclosure and a double roll-top bath with central fill. There is a black accent heated towel rail, tiled flooring and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is extensive parking with a large gravelled driveway which continues to the side and leads to a garage.

REAR

To the rear of the property there is a good sized garden which enjoys a southerly aspect and is mainly laid to lawn. A seating area is positioned to the rear of the garage and there is a patio adjoining the conservatory.

GARAGE

A brick built detached garage with up and over door, light and power. There is a window to the side and a personnel door from the garden.

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 C. (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 NTSEAT 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



15 DERWENT AVENUE

TOTAL FLOOR AREA : 889 sq. ft. (82.5 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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