



THE LOCATION

North Ferriby is an established village surrounded by beautiful countryside yet conveniently situated within easy access of the A63 trunk road and thereby giving access to Hull or the M62 motorway. The village has its own Primary school with provision for secondary schooling at South Hunsley School in Melton. A variety of local shops and rail station, further amenities are at hand in nearby villages of Brough, Welton and Elloughton.

THE PROPERTY

A charming and full of character two bedroom period cottage which boasts a fantastic and extensive rear garden!!

Centrally located within this sought after village is this delightful terrace property which dates back to the late 19th century. The well presented and extended accommodation which has the benefit of gas central heating and Upvc double glazing briefly comprises entrance hall, living room, kitchen and dining/day room to the ground floor. There are two double bedrooms and bathroom to the first floor. Shared vehicle access to the rear, secure yard and stunning rear garden which offers a considerable degree of privacy.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Stairs to the first floor accommodation.

LIVING ROOM 12'11" x 12'7" (3.94m x 3.83m)

Of generous proportions having a feature old school radiator. Television and telephone points. Understairs storage cupboard.

KITCHEN 13'4" x 6'11" (4.06m x 2.11m)

A range of wall and floor units with complementary work surfaces incorporating a four ring electric hob with stainless steel extractor above, double electric oven and sink unit. Partly tiled walls and tiled flooring. Wall mounted central heating boiler.

A walk in pantry offers excellent storage space and is plumbed for a washing machine.

DINING/DAY ROOM 8'6" x 7'6" (2.60m x 2.29m)

A versatile room having patio doors to the rear yard.

FIRST FLOOR

LANDING

BEDROOM ONE 16'7" max x 9'6" max (5.06m max x 2.90m max)

Stunning original ornate fireplace.

BEDROOM TWO 10'0" x 8'4" (3.05m x 2.55m)

Extended loft hatch with fitted ladder leads to the partially boarded loft space.

BATHROOM 7'7" x 6'11" (2.31m x 2.12m)

A modern white suite comprising of vanity sink mounted on a wooden stand, low level WC and shower bath having central mixer tap and mains fed shower with dual shower heads. Part tiling to walls.

OUTSIDE

The front garden is mainly laid to lawn with hedging to the front boundary. A shared pathway leads to the entrance door.

The rear courtyard has a storage outbuilding and double gates which lead across the ten foot.

An amazing benefit to this cottage is the extensive rear garden is mainly laid to lawn bordered by hedges and timber fencing, to all sides and mature fruit trees.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold



VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see

Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



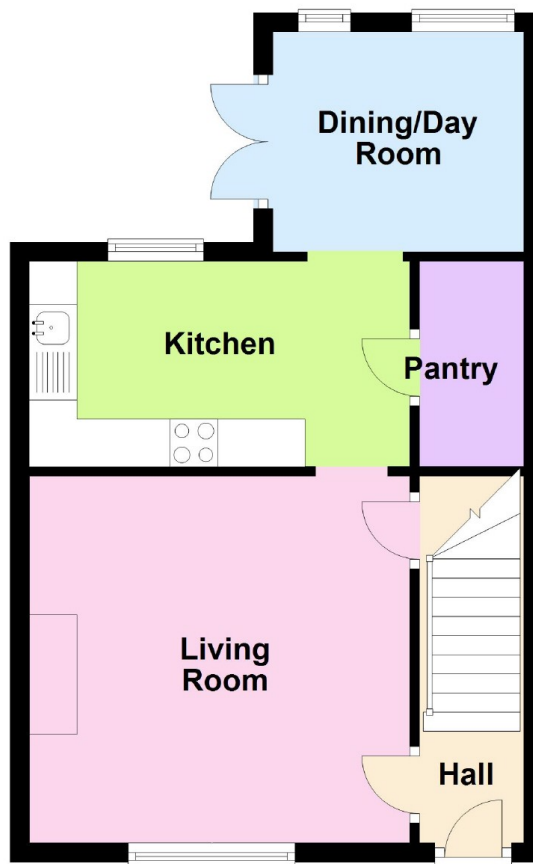


Floor Plan

This plan is for illustrative purposes only

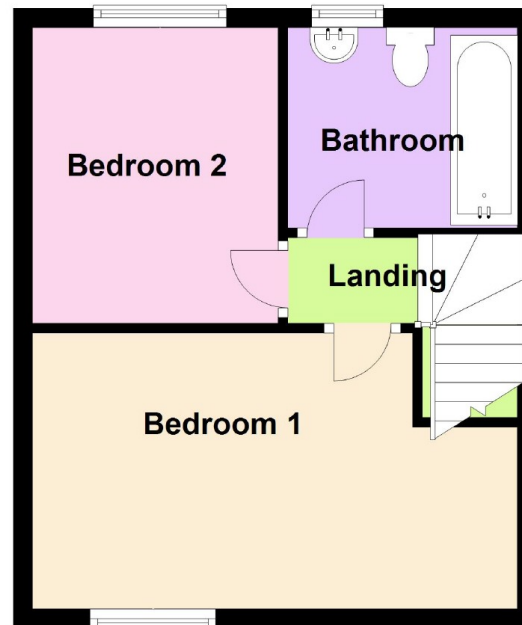
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 68.6 sq. metres (737.9 sq. feet)

9 Humber Road

CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL

01430 874000 01430 872605

mw@clubleys.com

www.clubleys.com

Text: Clubley to 84840 to download
our mobile app