



The Ridings, North Ferriby, HU14 3EF  
£240,000


Philip  
**Bannister**  
Estate & Letting Agents

# The Ridings, North Ferriby, HU14 3EF

A fantastically positioned 3 bedroom semi-detached bungalow, ideally located within close proximity to the ever popular North Ferriby Foreshore. The accommodation is extremely versatile and comprises of a delightful open plan living/dining room, fully fitted kitchen, three double bedrooms with en-suite to master and a family bathroom. The property also benefits from a south facing rear garden and detached single garage with off-street parking.

## Key Features

- SOUGHT AFTER LOCATION
- SEMI-DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- DRIVE + GARAGE
- SOUTH FACING GARDEN
- AMPLE LIVING SPACE
- NO ONWARD CHAIN
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## **NORTH FERRIBY**

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.

## **PORCH**

Providing access to the accommodation

## **ENTRANCE HALL**

Providing access to all the accommodation plus storage cupboards.

## **KITCHEN**

13'2 x 10'9 (4.01m x 3.28m )

A fully fitted kitchen with a variety of wall and base units and contrasting wood effect work surfaces. Integrated appliances include Extractor Fan and Stainless Steel Sink Unit with plumbing for an Automatic Washing Machine and windows to the front and side elevation.

## **LIVING/DINING ROOM**

22'5 max x 20 max (6.83m max x 6.10m max )

Delightful open plan living and dining space with feature fire place housing gas fire with stunning fire surround. Also benefitting from French doors leading to the rear garden and windows to the side and rear elevations.

## **BEDROOM 1**

11'7 x 15'8 (3.53m x 4.78m )

Master bedroom suite with fitted wardrobes, a bay window to the rear elevation and access to the en-suite.

## **EN-SUITE SHOWER ROOM**

With three piece suite comprising of Shower Enclosure and a vanity unit housing WC and Sink.

## **BEDROOM 2**

10'7 x 13'7 (3.23m x 4.14m )

A bedroom of double proportions with sliding, mirror fronted, fitted wardrobes and a window to the front elevation.

## **BEDROOM 3**

8'11 x 9'8 (2.72m x 2.95m )

A further bedroom of double proportions with a window to the front elevation.

## **BATHROOM**

Fantastically appointed three piece bathroom suite comprising of panelled bath with overhead electric shower and a vanity unit housing WC and Sink. Also benefitting from recessed spotlights, fully tiled walls and a heated towel rail.

## **EXTERNAL;**

Pleasant south facing rear garden with block paved patio and a turfed lawn with fenced and herbaceous borders.

## **GARAGE**

With electric roller door, light & power supply. Parking to the front.

## **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 sealed unit double glazing.

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 Council). 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.

## **VIEWING**

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 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.

## **AGENTS 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.

### **AGENTS NOTES (continued)**

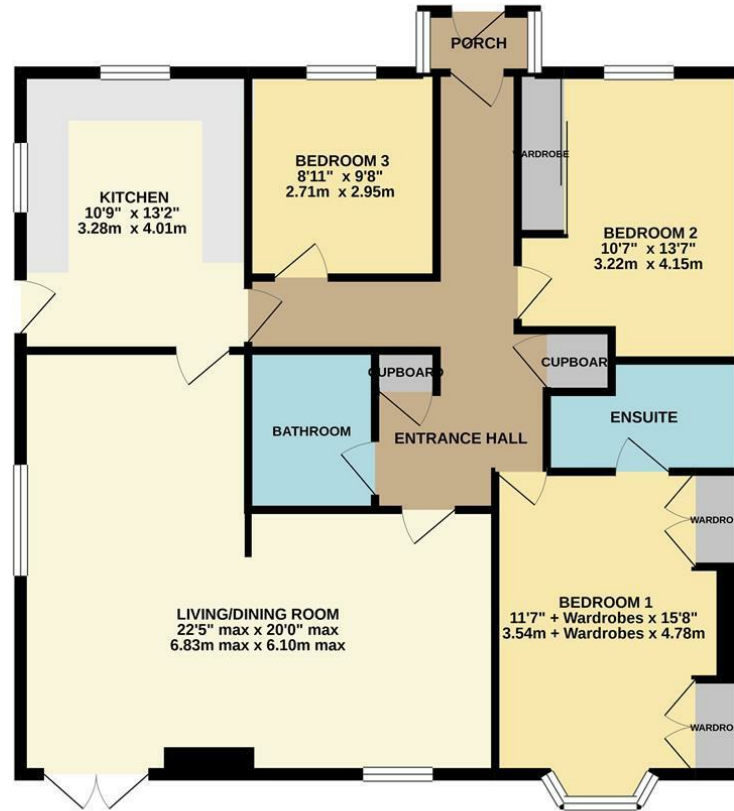
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office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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