



QUICK & CLARKE
The Property Specialists

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4 White House Garth, North Ferriby HU14 3FB
£695,000

- Generous sized and attractive family house
- Superb cul-de-sac position
- Over 2,700 square feet internally
- 4 bed / 3 bath
- Fabulous orangery
- Flexible layout
- Large double garage and parking
- EPC C

THE PROPERTY

In a delightful position tucked away on a cul-de-sac and close to the centre of this popular village, this fabulous family house will not fail to impress. Offering over 2,700 square feet of light and bright accommodation, the property has great flexibility of living space and includes an orangery to the rear. Boasting a stunning kitchen, two en-suite bedrooms and a further two double bedrooms, the property has four reception rooms in total (including the garden room), large double garage and gardens to all four aspects.

LOCATION

The property is located at the head of the small cul-de-sac forming White House Garth which is accessed directly off Melton Road close to its junction with High Street and in a central position within this sought after village.

North Ferriby is a highly regarded East Yorkshire village lying at the foot of the south side of the Yorkshire Wolds and on the banks of the River Humber. With a superb community feel, the village has an excellent array of amenities which include a Co-op supermarket, popular public house, primary school, an array of local shops and a railway station. Lying adjacent to the A63/M62 and in the catchment area of the highly regarded South Hunsley secondary school, the village is deservedly sought after as a residential destination.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'11" x 7'9" (4.55m x 2.36m)

Composite front door with glass panels to either side to create a light and bright feel. Attractive oak effect laminate flooring, stairs to the first floor accommodation with storage cupboard under.

CLOAKROOM

Two piece sanitary suite comprising of low level WC and pedestal wash hand basin, a continuation of the oak effect laminate flooring and window to the front elevation.

LIVING ROOM

19'5" x 14'6" (5.92m x 4.42m)

A beautifully proportioned room and with patio doors opening directly into the conservatory/garden room. The focal point of the room is a wood burning stove set on a stone hearth and with windows in the alcoves to either side.

DINING ROOM

14'6" x 11'8" into bay (4.42m x 3.56m into bay)

Double timber doors opening into the living room and with bay window to front elevation.

DAY ROOM

12'5" x 12'10" (3.78m x 3.91m)

A further well-proportioned reception room providing flexibility of use and with bay window to front elevation.

BREAKFAST KITCHEN

18'2" x 12'11" (5.54m x 3.94m)

A stunning and locally sourced kitchen with contemporary styles units, complementing Silstone worksurfaces and matching upstand. Inset porcelain sink, centre island with breakfast bar, Neff induction hob with extractor over, Neff double oven, fridge and freezer, and integrated dishwasher. Window overlooking the garden and a continuation of the oak effect laminate flooring from the entrance hall. French doors open into the orangery.

ORANGERY

22'5" x 14' (6.83m x 4.27m)

A superb extension to the rear of this property with space for both dining and living room furniture. oak effect laminate flooring and bifold doors opening onto the garden.

UTILITY ROOM

12'11" x 8'9" (3.94m x 2.67m)

Wall, base and drawer storage units, space and plumbing for washing machine and tumble drier, stainless steel sink and drainer, modern gas boiler, glass panelled door opening onto the garden, and an integral door opening into the garage.

FIRST FLOOR

LANDING

Dormer window over the staircase and an array of generous sized and useful built-in cupboards, further Velux window to rear elevation.

PRINCIPAL BEDROOM

16'7" x 14'6" (5.05m x 4.42m)

Window overlooking garden, door through to en-suite shower room.

EN-SUITE SHOWER ROOM

7'8" x 5'10" (2.34m x 1.78m)

A superb modern wetroom with walk-in shower, wall hung hand wash basin with semi-pedestal and close coupled WC. tiled walls and floor, chrome heated towel rail and Velux window.

BEDROOM 2

15'6" x 13'10" (4.72m x 4.22m)

A light and bright room with Velux window to the rear elevation and further window to the side elevation.

EN-SUITE SHOWER ROOM

6'5" x 5'10" (1.96m x 1.78m)

Three piece sanitary suite comprising low level WC, pedestal hand wash basin and corner shower enclosure. Velux window and tiling to half height.

BEDROOM 3

14'6" x 12'10" (4.42m x 3.91m)

Window to front elevation.

BEDROOM 4

15'9" x 9'8" (4.80m x 2.95m)

Currently used as a study, window to front elevation.

BATHROOM

10'9" x 7'2" (3.28m x 2.18m)

A modern and attractive five piece sanitary suite comprising modern double ended freestanding bath, back to the unit WC, wall hung vanity hand wash basin, bidet and corner shower. Chrome heated towel rail, tiled to half height and window to the front elevation.

GARAGE

18'10" x 20'1" (5.74m x 6.12m)

A generous sized double garage with twin electric up & over doors, supplied with light and power.

OUTSIDE

The property is set back from the head of the cul-de-sac with parking spaces in front of the double garage. The garden has been landscaped to the front to create an attractive frontage.

The rear garden is a very generous size and wraps around three sides of the property, with a large area of lawn on the southern and eastern aspects, wide and well-stocked flower borders and an attractive level of planting of shrubs and trees. Semi-concealed on the northern aspect is a poly tunnel, a large chicken coup and vegetable plot. Fenced boundaries give an excellent level of privacy to the rear of the house.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



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. Made with Metropix ©2021

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.