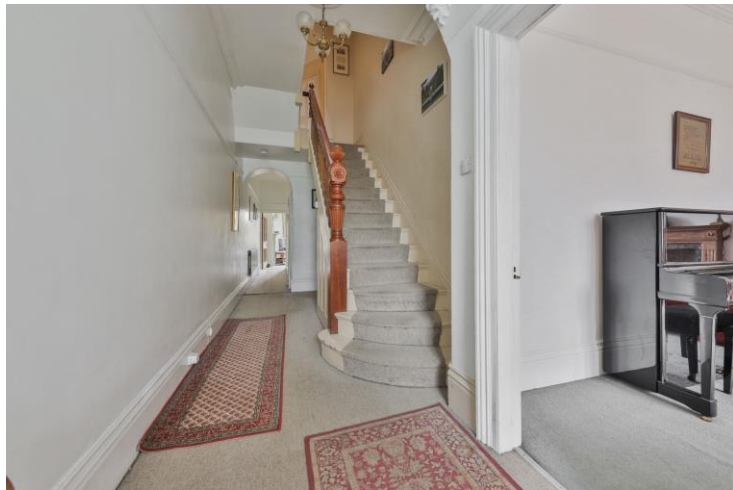




31 Ferriby Road, Hessle, East Yorkshire, HU13 0HS

A FINE EXAMPLE OF LATE VICTORIAN ARCHITECTURE STANDING ON A SOUTH FACING ELEVATED PLOT PERFECTLY POSITIONED FOR SCHOOLS AND AMENITIES WITH FIVE DOUBLE BEDROOMS



This very realistic price reflects the need for some modernisation providing an exciting opportunity to stamp your own style on this blank canvas whilst significantly increasing its value. The property maintains many of its original features and fireplaces with five double bedrooms, three elegant reception rooms plus garden studio providing overall accommodation extending to over 2700 sq ft plus the studio.

## Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

## Accommodation

The accommodation is arranged on the ground and three upper floors plus studio and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

## Entrance Porch

To ...

## Entrance Hall

With original staircase and understairs storage cupboard.

## Living Room

With large walk-in bay window and feature fireplace with open hearth.

## Dining Room

With double French doors to the ...





### Conservatory

With double French doors leading to the south facing garden.

### Kitchen

With a range of country style cabinets with single drainer sink unit.

### Adjoining Utility Room

A combination of the utility room, kitchen and rear sitting room would open out to make a superb open plan living kitchen.

### Sitting Room

With large walk-in bay window and double French doors to the south facing garden. Original period fireplace with open hearth.

### First Floor

### Landing

### Bedroom 1

With original period fireplace and recess cupboard.

### Bedroom 2

With original period fireplace in the Art Nouveau style.

### Bathroom 1

Includes panelled bath and pedestal wash hand basin. Adjoining the master bedroom, would make an ideal en-suite.

## Rear Landing

With large walk-in cupboard.

## Shower Room

Includes walk-in shower, wash hand basin and low level w.c. plus separate w.c.

## Bedroom 3

With original period fireplace.

## Second Floor

## Landing

## Bedroom 4

This generously proportioned room has ample space to divide for en-suite or a great space for a growing family, playroom etc.

## Bedroom 5

## Outside

The property is set back from the road behind mature hedging providing effective screening from the road. A private driveway provides multiple parking. The rear garden is divided into two sections and is mainly lawned with well stocked borders and children's play area and includes the studio as seen on the floorplan with mezzanine bedroom area and large recess cupboard.

## Services

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

## Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

## Tenure

The tenure of the property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Viewings

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

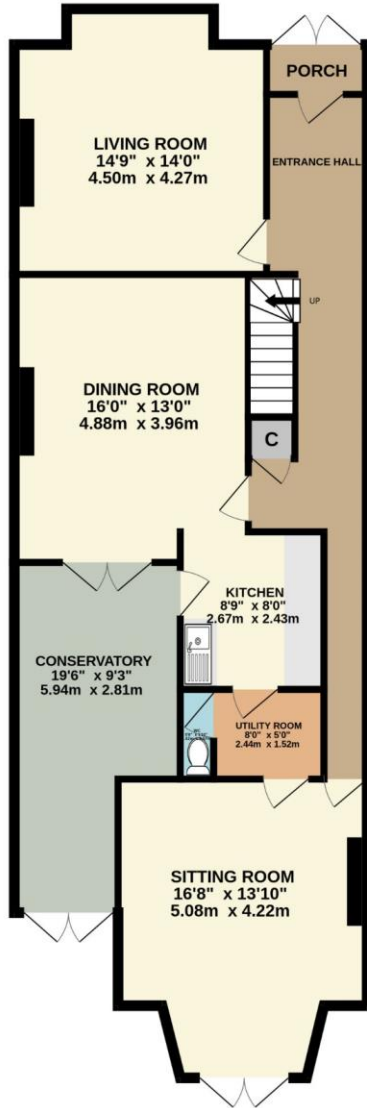
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## Agents Note

There is a covenant on the property regarding the church roof (within a conservation area) however the vendors do have indemnity insurance regarding this.



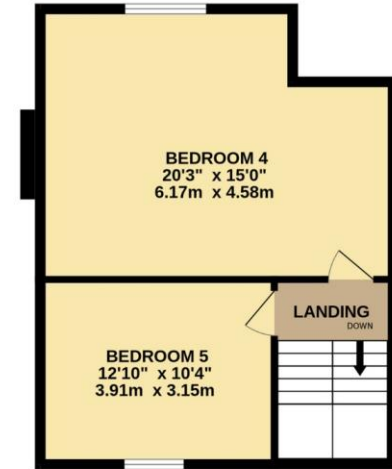
GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



2ND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

