



Holly Garth, North Ferriby, East Riding of Yorkshire, HU14 3FE

ENJOYING A CENTRAL VILLAGE SETTING ON A MATURE SOUTH FACING PLOT THIS STYLISH DETACHED PROPERTY OFFERS THE BEST IN CONTEMPORARY LIVING



Offering a lifestyle to aspire to, this highly desirable detached property is finished to a high specification offering the best in contemporary living.

Featuring a superb open plan dining/living/kitchen with bi-fold doors to the south facing garden, superb master bedroom suite featuring a large bathroom and double doors to a large fully fitted dressing room, three further double bedrooms, two further bathrooms, three receptions and a most impressive entrance. Large fully equipped utility room, double garage and an extremely private south facing garden. Forming part of a small exclusive development of only six houses in the centre of North Ferriby, one of the region's most desirable villages, within easy reach of the A63/M62 with highly regarded local schools and excellent amenities.

Location

The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link into the A63 dual carriageway lies approximately one mile to the west and there is a main line British Rail Station within the village. There are also four local golf courses within ten minutes driving time.

Accommodation

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

Large Entrance Reception Hall

Feature oak flooring, double doors to both lounge and kitchen and understairs storage cupboard.

Cloakroom/WC

With wash hand basin.

Lounge

With bi-fold doors to the south facing garden.

Sitting Room

With bi-fold doors to the south facing garden.





Open Plan Dining/Living/Kitchen

The kitchen area has been comprehensively fitted with a stylish range of floor and wall cabinets with complementing white quartz granite worktops, range oven with stainless steel extractor hood, centre island unit with inset sink and hot tap, integrated dishwasher with refrigerator, freezer, microwave and wine refrigerator. Open plan to the ...

Living/Dining Area

With wide bi-fold doors to the south facing garden and feature tiled flooring throughout.

Utility Room

Originally intended as a reception room having been fully fitted with a stylish range of cabinets to match the kitchen with quartz granite worktops and integrated washing machine plus inset sink unit.

First Floor

Agents Note

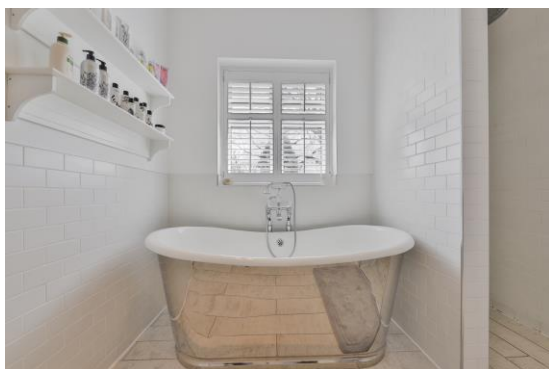
The property has underfloor heating throughout the ground floor.

Gallery Landing

Master Bedroom

With connecting door to the ...

En-suite This large bathroom features a five piece suite comprising freestanding contemporary bath, high level w.c., twin vanity wash hand basins and walk-in shower with complementing tiling. Double doors to the ...



Dressing Room

Includes a stylish range of fitted wardrobes.

Bedroom 2

En-suite Shower Room

Fully tiled complementing a three piece suite comprising shower cubicle, wash hand basin and low level w.c.

Bedroom 3

Bedroom 4

Family Bathroom

Part tiled in Travertine tiling complementing a five piece suite comprising panelled bath, twin vanity wash hand basins, shower cubicle and low level w.c. plus heated towel rail.

Outside

The property stands particularly well at the end of the cul-de-sac. To the front of the property is a brick set forecourt providing space for multiple parking in front of a large double brick garage. The rear enjoys a south facing aspect and considerable privacy. Includes a spacious sandstone patio area, good size lawn, raised planters and play area.

Services

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

Central Heating

The property has a gas fired central heating system to underfloor heating downstairs and paneled radiators upstairs. Both the master and family bathroom have electric underfloor heating.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Security

The property benefits from CCTV all around the house and garage. The double garage and shed are both alarmed.

Solar Panels

There are solar panels on the back of the house.

Additional Information

The attic trusses have two Velux windows installed, offering the possibility to create a third floor.

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 G.*



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 independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent 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.

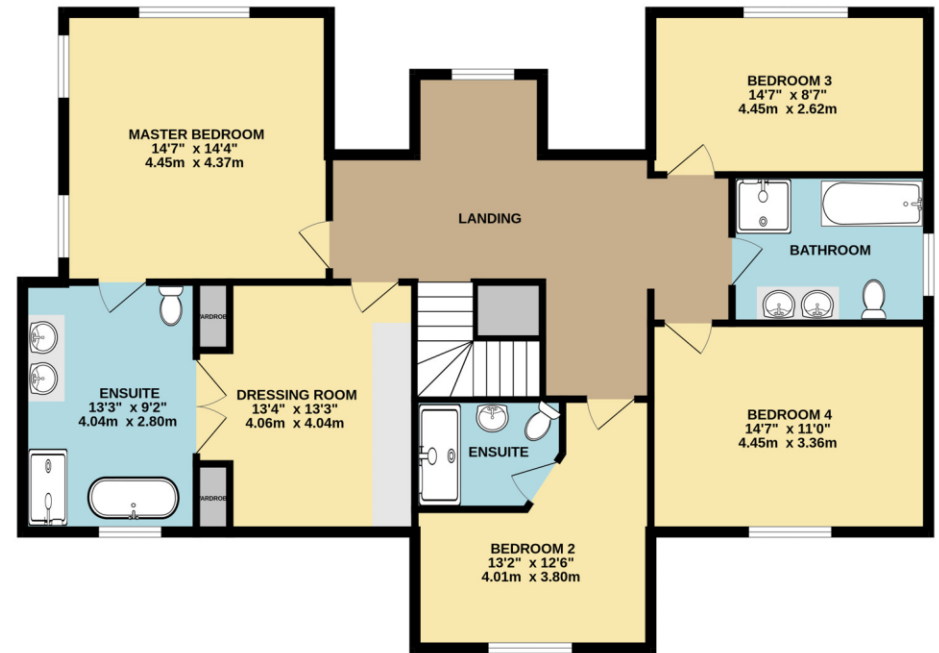
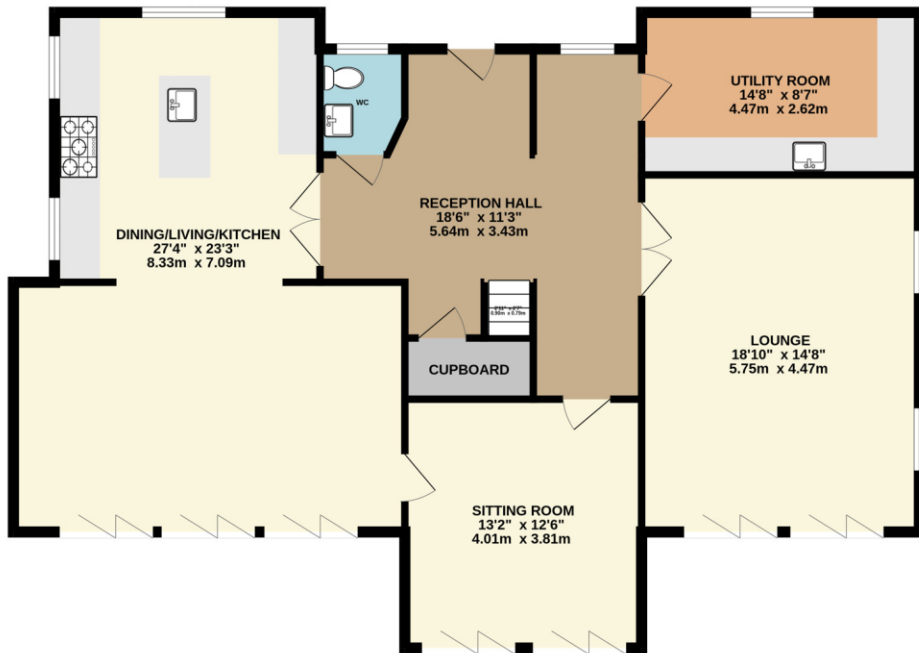
Valuation/Market Appraisal

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TOTAL FLOOR AREA : 2586 sq.ft. (240.2 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

