



14 Old Pond Place, North Ferriby, East Yorkshire, HU14 3JE

FINE & COUNTRY

AN EXCEPTIONAL PROPERTY NESTLED IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF NORTH FERRIBY.



Situated in the sought-after village of North Ferriby, 14 Old Pond Place is a prime property in an exclusive development. Boasting Humber views, this spacious home offers four large double bedrooms, three bathrooms, and three reception rooms. With a large dining kitchen, conservatory, and double garage, this approximately 2150 sq ft property provides ample space for a comfortable lifestyle. Offered with vacant possession and no chain involved, it's a rare find in a desirable location.

Agent's Perspective:

Welcome to 14 Old Pond Place, an exceptional property nestled in the heart of the highly sought-after village of North Ferriby. This prime residence sits within an exclusive development, offering not only a home but a lifestyle. As you step inside, you're greeted by a sense of space and elegance.

The property's standout feature is undoubtedly the stunning views of the Humber, providing a picturesque backdrop to everyday life. The village of North Ferriby itself is a gem, with excellent local amenities and convenient motorway access, making it an ideal location for those seeking both comfort and convenience.

Inside, the generous layout includes four large double bedrooms, providing ample space for family and guests. The three bathrooms ensure no morning queues, while the three reception rooms offer flexibility for various living arrangements. The large dining kitchen, complemented by a utility room, becomes the heart of the home – a place for family gatherings and entertaining.





A conservatory adds an extra touch of charm, connecting the indoors with the outdoors seamlessly. The practicalities are well taken care of with a downstairs W.C., double-width parking, and a double garage, providing both convenience and security.

Spanning approximately 2150 sq ft, this property offers a spacious canvas for you to create your perfect home. What makes it even more appealing is the fact that it's offered with vacant possession and no chain involved – a rare opportunity to move in without delay.

In summary, 14 Old Pond Place is not just a house; it's a lifestyle upgrade. With its Humber views, spacious interiors, and the sought-after village setting, this property is a rare find, ready to become the backdrop for your cherished moments.



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.

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

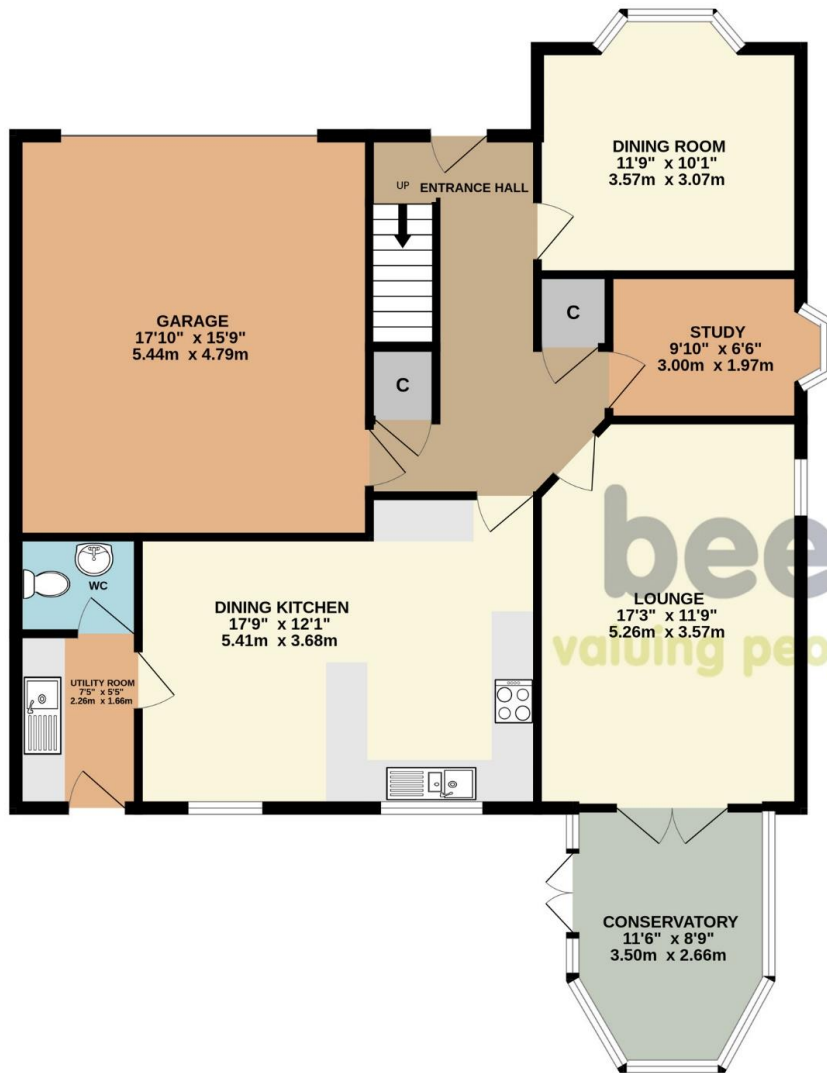
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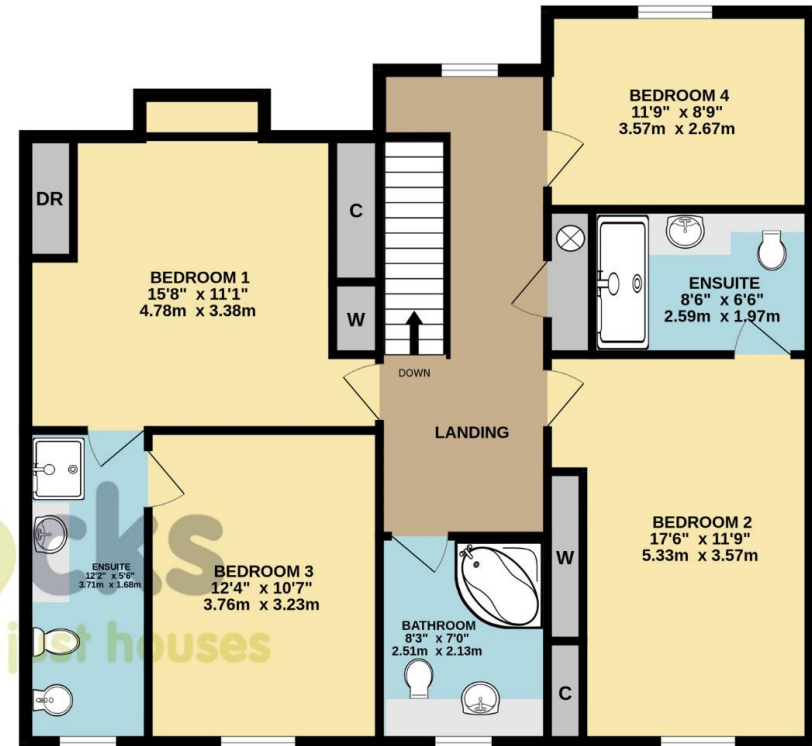
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GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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, omissions or misstatements. This plan is for information only and should not be used as a contract.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

