

**CLUBLEYS**  
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20 Low Street  
North Ferriby, HU14 3DD

Chain Free  
£285,000



## THE LOCATION

North Ferriby is an established village surrounded by beautiful countryside yet conveniently situated within easy access of the A63 trunk road and thereby giving access to Hull or the M62 motorway. The village has its own Primary school with provision for secondary schooling at South Hunsley School in Melton. A variety of local shops and rail station, further amenities are at hand in nearby villages of Brough, Welton and Elloughton.

## THE PROPERTY

A stunning semi-detached period village cottage which has been renovated to a high standard throughout creating a stylish interior that symmetrically combines period features with a modern contemporary lifestyle. The property is a fine example of its age and has been subject to considerable investment with no expense spared! Deceptively spacious having approx. 1300 sq ft of accommodation, this property offers more space than many larger houses.



## THE ACCOMMODATION COMPRISES

The accommodation flows from the living room through to the dining room and then to a light and spacious breakfast kitchen, utility room and cloakroom which completes the ground floor accommodation. The first floor offers two generous bedrooms and a modern contemporary bathroom. A decorated loft space is accessed via a fixed staircase. Outside, to the front the property is a gravelled area providing off street parking and a pretty cottage style garden is located to the rear.

## GROUND FLOOR

### ENTRANCE HALL

The property is accessed via a side entrance door into the entrance hall. Understairs storage space and internal door leads to the dining room,

### LIVING ROOM 13'3" x 10'6" (4.04m x 3.2m)

A stunningly styled room full of light, character brick set fireplace with oak mantle and tiled hearth housing a wood burning stove. Alcove shelving to either side of the chimney breast, feature circular window, laminate flooring, decorative coved ceiling, TV and Telephone points.

### DINING ROOM 12'0" x 10'4" (3.66m x 3.16m)

Open plan from the living room creating a wonderful space for dining and entertaining. Down lighter wall lights, decorative coved ceiling, laminate flooring and door to staircase.

### KITCHEN 16'9" x 12'1" (5.10m x 3.69m)

Impressive contrasting bespoke kitchen which blends traditional wall and floor units with a modern breakfast island. Wood effect work surfaces incorporate a dual bowl Belfast sink with brass effect mixer tap, integrated split level "pyrolytic" electric oven, dishwasher, fridge and freezer. A 5 ring induction hob with vented extractor hood over to the island. Camero parquet designed floor with underfloor heating and recessed ceiling spot lights.

### UTILITY ROOM 7'7" x 4'6" (2.30m x 1.38m)

Flooring continues from the kitchen, modern upvc stable door gives access to the garden. Work surface, built in cupboard housing wall mounted Combi central heating boiler and plumbing for washing machine.

### CLOAKROOM

Elegant antique style suite, comprising of a high level WC and corner hand basin. Flooring continues through from the utility room.

## FIRST FLOOR

## LANDING

Deep recessed storage cupboard and coved ceiling. Door to fixed staircase leading to the decorative loft space.

### BEDROOM ONE 16'8" x 12'2" (5.08m x 3.71m)

A bedroom of wonderful proportions.

### ENSUITE SHOWER ROOM 5'10" x 4'6" (1.79m x 1.36m)

A modern themed shower room with walk in shower cubicle having a fitted glass shower screen and electric shower. Vanity basin with floating storage below. Partilly tiled walls and tiled floor with underfloor heating.

### WALK IN WARDROBE 4'8" x 4'8" (1.42m x 1.42m)

### BEDROOM TWO 14'2" x 10'6" (4.31m x 3.21m)

Decorate ornate fireplace, recessed original cupboard, varnished floorboards and radiator cover.



### BATHROOM 12'2" x 7'2" (3.70m x 2.18m)

Beautiful period styled bathroom suite comprising of a free standing roll top bath with clawed feet, low level WC, pedestal hand basin and walk in shower cubicle with fitted glass shower screen and plumbed shower with dual shower heads. Partially tiled walls, decorative tiled floor with underfloor heating, traditional radiator and roof light.

### SECOND FLOOR

**DECORATED LOFTSPACE** 13'5" x 9'6" (4.1m x 2.9m)  
Carpeted fixed staircase, varnished floor boards, eaves storage. Window to side elevation and recessed spot lights to ceiling.

### OUTSIDE

#### FRONT GARDEN

The front garden has been landscaped to create an off street parking space.

#### REAR GARDEN

Accessed via a side access road through a garden gate the rear garden boasts a good degree of privacy. Designed for low maintenance this pretty garden incorporates a lawn with sleeper edging which also form flower beds. Cobbled stone patio area and slate beds.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire Council

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

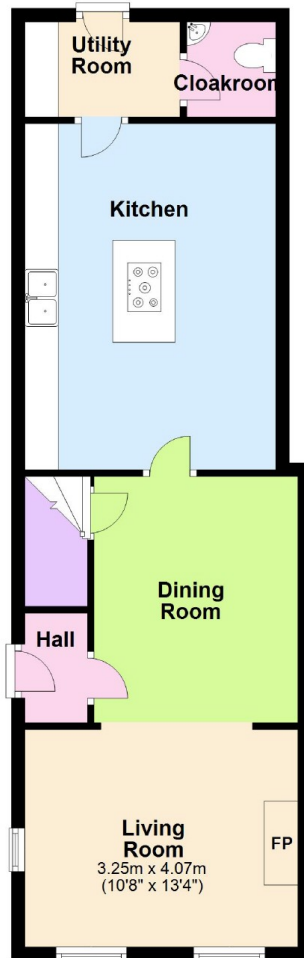




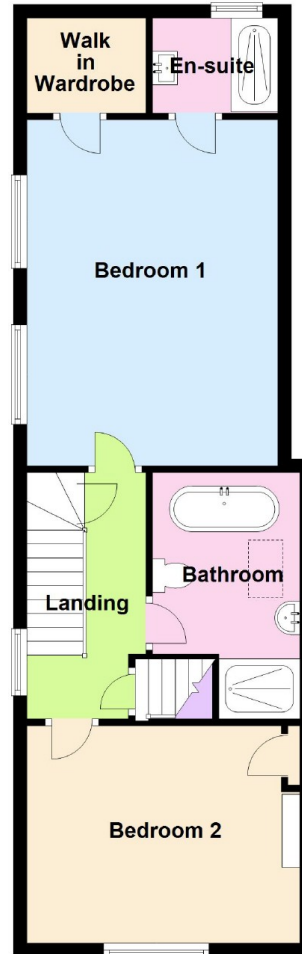
## Floor Plan

This plan is for illustrative purposes only

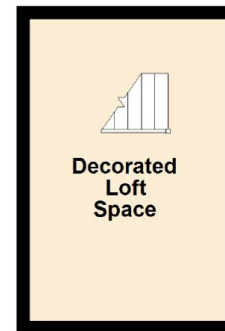
**Ground Floor**  
Approx. 53.9 sq. metres (580.6 sq. feet)



**First Floor**  
Approx. 53.9 sq. metres (580.6 sq. feet)



**Second Floor**  
Approx. 13.1 sq. metres (140.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.1 sq. feet)

# CLUBLEYS

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (10-100)	
B (81-91)		B (20-100)	79
C (69-80)		C (30-100)	
D (55-68)	65	D (40-100)	57
E (39-54)		E (50-100)	
F (21-38)		F (60-100)	
G (1-20)		G (70-100)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC