



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **8 West View, North Ferriby, Yorkshire HU14 3AG Offers over £100,000**

**TWO BED COTTAGE IN THE HEART OF THE SOUGHT AFTER VILLAGE OF NORTH FERRIBY - REQUIRES A DEGREE OF MODERNISATION**

This two bed cottage would be perfect for an investor or a first time buyer looking for a home they can modernise and make their own. The property is located in the stunning and sought after village of North Ferriby, home to well regarded schools and a host of local amenities including grocery stores, public houses and restaurants. The mid-terraced cottage requires a degree of modernisation and briefly comprises porch, living room, kitchen, lobby, bathroom and two double bedrooms.

**DON'T MISS THE OPPORTUNITY TO GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### PORCH

With door to...

### LIVING ROOM

15' max x 13'3 max (4.57m max x 4.04m max)

With door to...



### KITCHEN

13'3 max x 9'4 max (4.04m max x 2.84m max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and draining unit, electric cooker, gas hob with overhead extractor fan, plumbing for washing machine, space for under counter fridge-freezer, stairs to 1st floor and doorway to...



### LOBBY

With door to rear garden and door to...

### BATHROOM

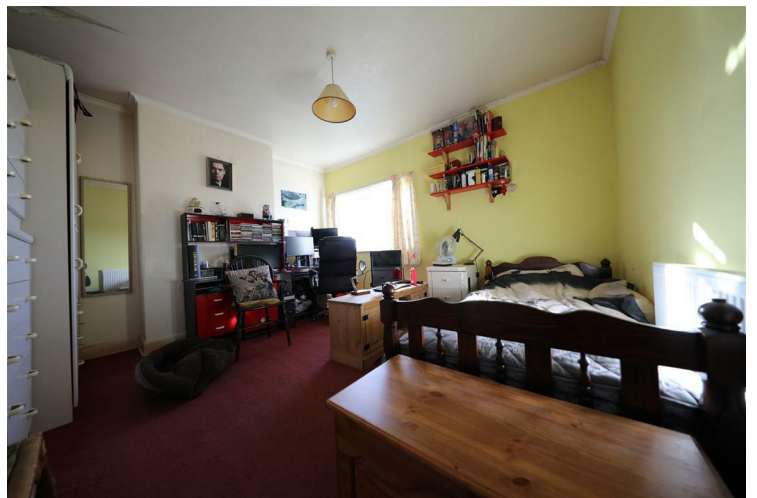
With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles.



## FIRST FLOOR

### BEDROOM 1

13'2 max x 12'2 max (4.01m max x 3.71m max)



### BEDROOM 2

9'11 max x 9'5 max (3.02m max x 2.87m max)



## OUTSIDE

The front garden is mainly laid to lawn.  
The rear garden consist mainly of a paved patio area.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

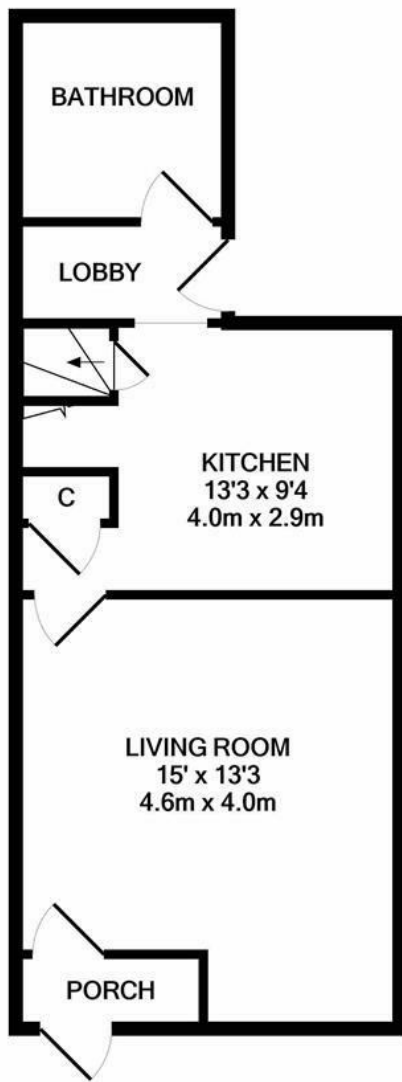
The property has the benefit of double glazing.

### **VIEWINGS**

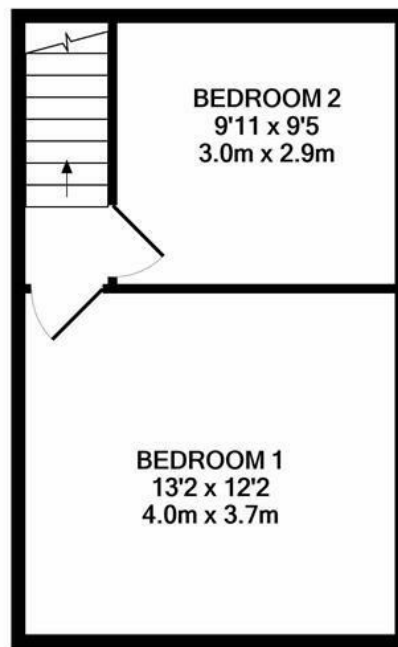
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
	89
72	

Very energy efficient - lower running costs  
 (82 plus) A  
 (81-81) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (02 plus) A  
 (81-81) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC