



Reading Room Yard, North Ferriby, HU14 3DE  
Open To Offers £210,000

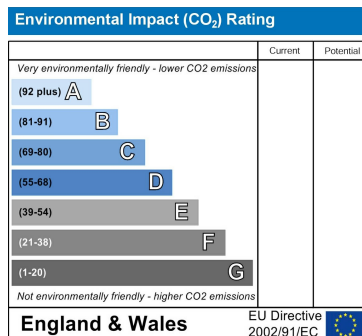
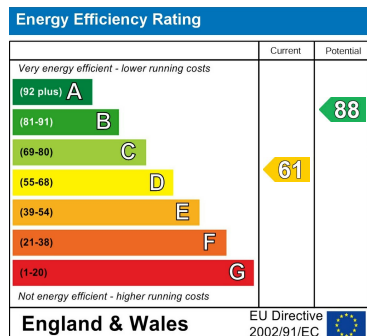
  
**Philip  
Bannister**  
Estate & Letting Agents



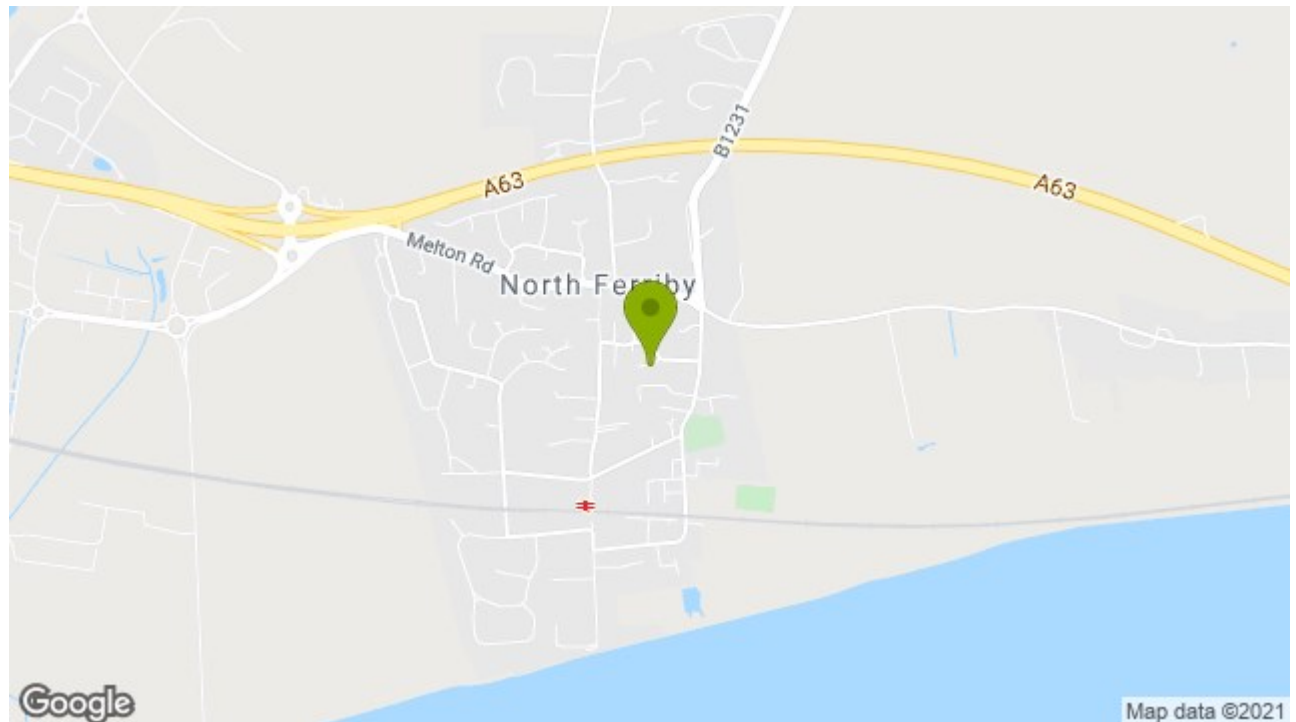
# Reading Room Yard, North Ferriby, HU14 3DE

## Key Features

- NO ONWARD CHAIN
- Period Cottage
- 2 Bedrooms
- Open Plan Living
- Stunning Orangery
- Multi-Fuel Burning Stove
- Central Village Location
- Off Street Parking
- ER-D



NO CHAIN - A CHARMING 19TH CENTURY COTTAGE DISCRETELY LOCATED IN THE CENTRE OF THE VILLAGE - This character filled 2 bedroom cottage dates back to the late 1800's and is discretely positioned in the heart of North Ferriby. The property offers stunning roof top views over neighbouring homes, All Saints Church and the River Humber beyond. The accommodation on offer has been altered and enhanced by the current owner to enjoy open plan living to the ground floor, an orangery at the rear enjoys the southerly aspect, 2 first floor bedrooms and a refitted bathroom. Outside there is a useful outbuilding which the current owners have utilised as a bar, ideal for outdoor entertaining. The rear garden offers excellent privacy and enjoys a southerly aspect.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access from the side of the property, there is a staircase leading to the first floor

#### OPEN PLAN LIVING DINING KITCHEN

21'3 max x 16'9 max (6.48m max x 5.11m max)

A welcoming reception room with a feature fireplace housing a multi-fuel burning stove recessed within the chimney breast and mounted on a granite hearth. There are French doors which open to the orangery and a Karndean floor runs throughout.

There is ample space for a dining table with a further composite door leading to a courtyard. The kitchen is fitted with wall and base units mounted with complementary worksurfaces and a tiled splashback, stainless steel sink unit with mixer tap, integral appliances include an fan assisted oven, electric hob and extractor hood. There is space and plumbing for an automatic washing machine and dishwasher. There is a continuation of the Karndean floor, two windows with bespoke shutters and a large storage cupboard beneath the staircase

#### ORANGERY

11'2 x 9'6 (3.40m x 2.90m)

A fabulous edition to the rear of the property enjoying a southerly aspect. A tiled floor runs throughout with underfloor heating, uPVC windows and French doors open to the garden and there is a stunning glazed lantern

### FIRST FLOOR

## LANDING

With access to the accommodation at first floor level

#### BEDROOM 1

13'6 x 11'5 (4.11m x 3.48m)

A generous master bedroom with an ornate feature fireplace, a laminate floor throughout, window to the rear elevation and a large storage cupboard

#### BEDROOM 2

7' x 6'3 (2.13m x 1.91m)

A second bedroom with laminate floor and a window to the front elevation

#### BATHROOM

A stunning recently refurbished bathroom fitted with a three piece suite comprising free standing bath ball and claw bath, WC and traditional pedestal basin. There are majority tiled walls and a window to the front elevation. A loft hatch provides access to a boarded roof space via a drop down ladder

## OUTSIDE

To the front of the property a double timber gate provides access in addition to security and privacy. A block paved courtyard with fitted seating/storage is a perfect area for relaxation. A timber covered sitting area is to the side of the property and leads to the rear. A private rear garden enjoys a southerly aspect, with timber fencing and a mixture of artificial turf, patio and gravelled areas

## OUTBUILDING

10'11 x 5'8 (3.33m x 1.73m)

This repurposed outbuilding offers perfect an outdoor entertaining area which the current owner is utilising as a bar. There is light and power supply, windows to the front and rear elevation

## PARKING

There is parking available at the front of the property for 2 cars

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators. The heating system is controlled via a NEST thermostat

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - A NEST security camera is installed at the property

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional 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.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These

particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

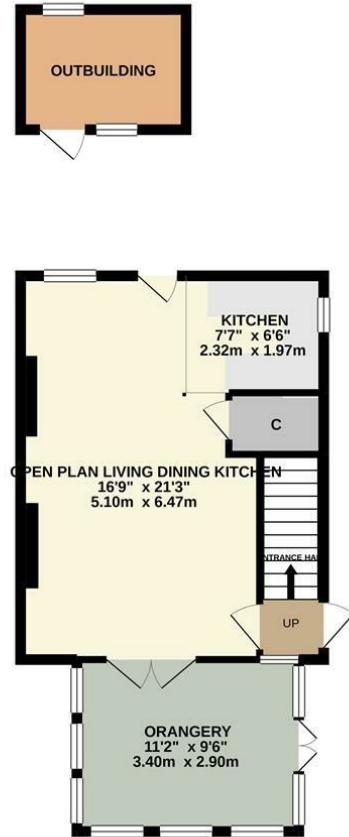
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



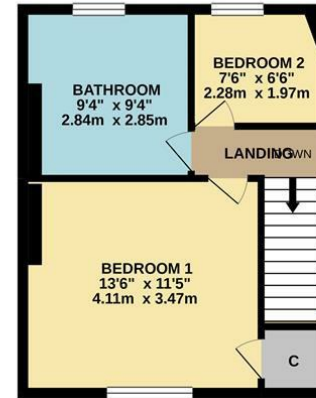




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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