

staniford
grays



The Cottage Reading Room Yard, North Ferriby, HU14 3DE

£165,000





The Cottage Reading Room Yard

North Ferriby, HU14 3DE

- CENTRAL NORTH FERRIBY SETTING
- READY TO MOVE IN LIVING
- AFFORDABLE FERRIBY OPPORTUNITY
- PEACEFUL CUL-DE-SAC
- UPGRADED CHARACTER COTTAGE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- WELL APPOINTED THROUGHOUT
- NO ONWARD CHAIN

OCCUPYING A DISCREET NORTH FERRIBY POSITION AND OFFERED FOR SALE IS THIS ATTRACTIVELY STYLED CHARACTER COTTAGE IN A CENTRAL LOCATION.

The property offers a ready to move in home (no onward chain) with the benefit of a programme of modernisation and upgrade. Ideally suited for applicants looking for charming cottage living being first time buyers, downsizers or investors alike.

The Living space to the ground floor comprises; Vestibule, Lounge, Dining Area and Breakfast Kitchen. To the first floor level a landing provides access to Double Bedroom and House Bathroom.

Ample on street parking is available to Low Street with viewing available immediately.



£165,000



GROUND FLOOR

A welcoming entrance to this character cottage via oak hardwood external door into vestibule, in turn leading through to...

RECEPTION LOUNGE / DAY ROOM

15'2" x 12'11" (4.63 x 3.95)

With uPVC double glazed window to the immediate front outlook, wall light points, a central focal point is provided via cast iron gas fire insert, laminate to floor coverings, open staircase with balustrade and spindles to first floor level, understairs storage cupboard. Leads through to...

BREAKFAST KITCHEN

16'8" x 8'7" (5.09 x 2.64)

Having been appointed with an upgraded kitchen in a Shaker style, with contrasting work surfaces over, wall and base units fitted a round a U shape arrangement to three walls, uPVC double glazed windows to 2 elevations, inset spotlights to ceiling, laminate to floor coverings, inset laminate sink and drainer with feature mixer tap, tiling to splashbacks, low level oven, four burner gas hob, stainless steel extractor canopy, integrated low level fridge and separate freezer, plumbing for washing machine, room for breakfast table to alternate room length.

FIRST FLOOR

LANDING

Gives access to a double bedroom and bathroom, with uPVC double glazed window to side.

BEDROOM

12'11" x 9'1" (3.96 x 2.77)

With uPVC double glazed window to the front outlook, of double bedroom proportions with space for freestanding bedroom furniture, inset spotlights to ceiling.

BATHROOM

6'0" x 5'2" (1.83 x 1.60)

Immaculately appointed with three piece suite comprising of panel bath with showerhead fitment, pedestal wash hand basin, low flush w.c, heated chrome towel rail, tiling to wall coverings and splashbacks, spotlights to ceiling.

OUTSIDE

Reading Room Yard remains conveniently positioned in the heart of North Ferriby village, offering a collection of character style cottages and housing, taking full advantage of all the services and amenities this central location offers.

On-street parking is available to Low Street, with access through to the property itself through Reading Room Yard, with block paved area to the immediate frontage extending from the building footprint, external light to the pitched vestibule.



AGENTS NOTE

The property comes with no onward chain, being ideally suited for applicants looking for a central Ferriby location including first time buyers, investors and downsizers alike.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



Floor Plans



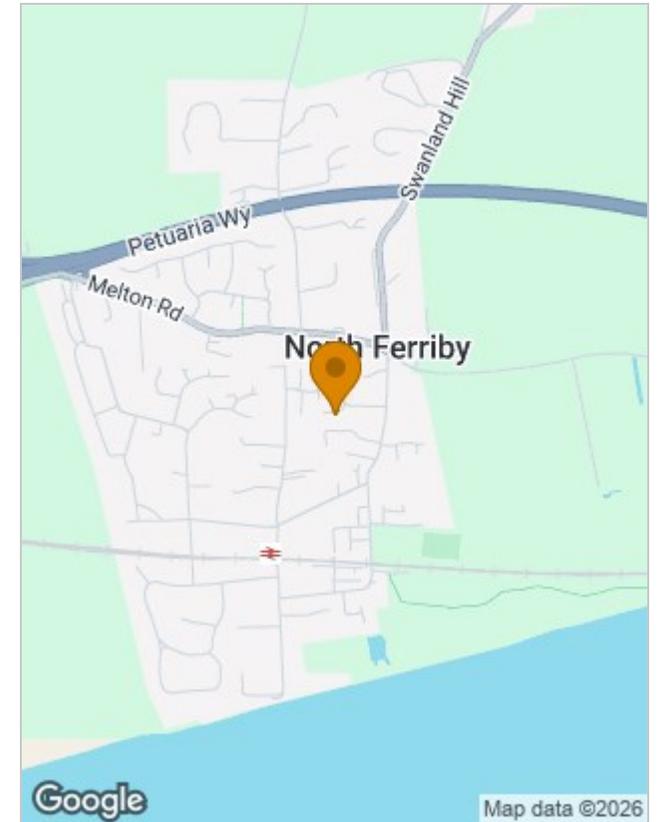
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
 Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

