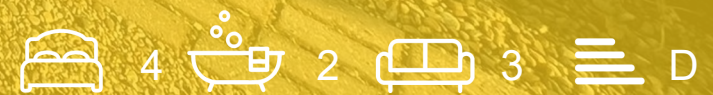


**staniford**  
grays



54 Ferriby High Road, North Ferriby, HU14 3LE

£334,950









# 54 Ferriby High Road

North Ferriby, HU14 3LE

- CONSIDERABLY EXTENDED HOME
- UNRIVALLED SOUTH FACING ESTUARY VIEWS
- 2 BATHROOMS + W.C
- LARGE GARDENS
- DECEPTIVELY SPACIOUS
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- GENEROUS DRIVEWAY AND TANDEM GARAGE

CONSIDERABLY EXTENDED HOME WITH ELEVATED ESTUARY VIEWS.

Ideally suited for applicants looking for a lifestyle and ready to move in home with further scope for modernisation. Extending over 1400 square feet in size with versatile living space provided to 3 floor levels.

The generous entrance drive offers extensive parking provision being offset from Ferriby High Road with gardens opening to a sizeable laid to lawn grass section incorporating various outbuildings and patio areas.

Internally the generous and flexible living space comprises; Entrance Hallway, Formal Lounge, Breakfast Kitchen, Dayroom/Sitting Room, Conservatory and W.C.

To the first floor level three Bedrooms lead from a central landing with a Bathroom and a second floor bedroom suite with Shower Room.

A must view home given the plot size and standard of presentation with the sole selling agent Staniford Grays.



£334,950



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, leading to...

4'5" x 4'6" (1.35 x 1.38)

### MAIN RECEPTION HALLWAY

With laminate to floor coverings, staircase approach to first floor level with balustrade and spindles, understairs storage cupboard and access to ground floor reception rooms.

10'11" x 5'6" (3.33 x 1.68)

### RECEPTION LOUNGE

With elevated outlook through uPVC double glazed bay window to frontage, a central focal point is provided via gas fire with traditionally styled hearth and surround. Used currently as a formal reception space, enjoying good levels of natural daylight.

14'10" x 11'2" (4.53 x 3.41)

### SITTING ROOM / DAY ROOM

With uPVC double glazed window to side, laminate to floor coverings, open fire insert with granite hearth and mantel, storage cupboard, French doors leading through to kitchen area.

17'9" x 12'4" (5.42 x 3.77)

### BREAKFAST KITCHEN

Traditionally styled throughout with a range of fitted wall and base units, one & a half bowl sink and drainer, uPVC double glazed window to side, ample space provided for a number of low level white goods including space for dishwasher, space for freestanding cooker, fridge and freezer. Sliding door leading through to...

17'3" x 12'4" (5.26 x 3.77)

### CONSERVATORY EXTENSION

With double doors providing access to rear garden and additional double glazed side door also. Used currently as a third reception space, with full garden outlook and access to...

11'7" x 11'5" (3.54 x 3.50)

### UTILITY / W.C

With low flush w.c, wall mounted wash hand basin and integrated lightwell. Space and plumbing for white goods.

## FIRST FLOOR

### LANDING

With uPVC double glazed window to side, access to three bedrooms, house bathroom and staircase approach leading to second floor level.

8'6" x 6'0" (2.61 x 1.84)

### BEDROOM ONE

With uPVC double glazed window, sliding wardrobe and inset basin, with outlook to rear garden.

11'1" x 8'6" (3.39 x 2.60)

### BEDROOM TWO

With fitted wardrobes to wall length and uPVC double glazed bay window providing open outlook beyond Ferriby High Road to the South facing elevation providing Humber Estuary views.

12'1" x 10'11" (3.69 x 3.33)

### BEDROOM THREE

With uPVC double glazed window to the frontage, could be potentially used as home office or nursery also.

7'7" x 5'10" (2.32 x 1.79)





#### HOUSE BATHROOM

6'0" x 6'0" (1.83 x 1.84)

Neutrally appointed throughout with panel bath and centrally mounted chrome mixer tap with showerhead and console over, pedestal wash hand basin, low flush w.c, neutral tiling to splashbacks, heated towel rail, uPVC privacy window to rear.

#### SECOND FLOOR

##### BEDROOM SUITE

17'1" x 15'5" @ longest and widest point (5.23 x 4.70 @ longest and widest point)

Most impressive bedroom suite with open outlook to the South facing elevation that must be seen to be fully appreciated, with Velux rooflights, uPVC double glazed window, inset spotlights to ceiling, the bedroom area leads open-plan through to dedicated walk-in wardrobe with generous storage to wall lengths. Access to...

##### SHOWER ROOM

5'3" x 4'11" (1.61 x 1.50)

With corner shower cubicle, wall mounted head and console, low flush w.c, wall mounted basin, tiling to splashbacks and heated towel rail.

##### OUTSIDE

With unrivalled South facing Humber Estuary views from the first and second floor levels.

The property has undergone a considerable program of upgrade and extension over the years and consequently come suitable for applicants looking for extra space within an affordable price point.

A generous driveway provides ample parking provision for numerous vehicles, with further parking to the side driveway. Access is provided to a brick built tandem garage with up/down access door and personnel door to side., sink and tap.

The property itself remains offset from Ferriby High Road, with gated access to the expansive rear garden, with patio terrace extending from the immediate building footprint, leads to a laid to lawn grass section with well stocked borders to perimeter boundaries. Opens to a further garden area with large pond, feature patio, numerous storage outbuildings (including summerhouse with full power and lighting), workshop, greenhouse and further garden area with established fruit trees that must be seen to be fully appreciated.

##### AGENTS NOTE

The subject dwelling comes ready for further internal inspection given the deceptively spacious living accommodation over 1400 square feet, with extensions to both the second floor and rear of the property.

##### 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 to be 'D'.

##### VIEWING

Strictly by appointment with sole selling agents, 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



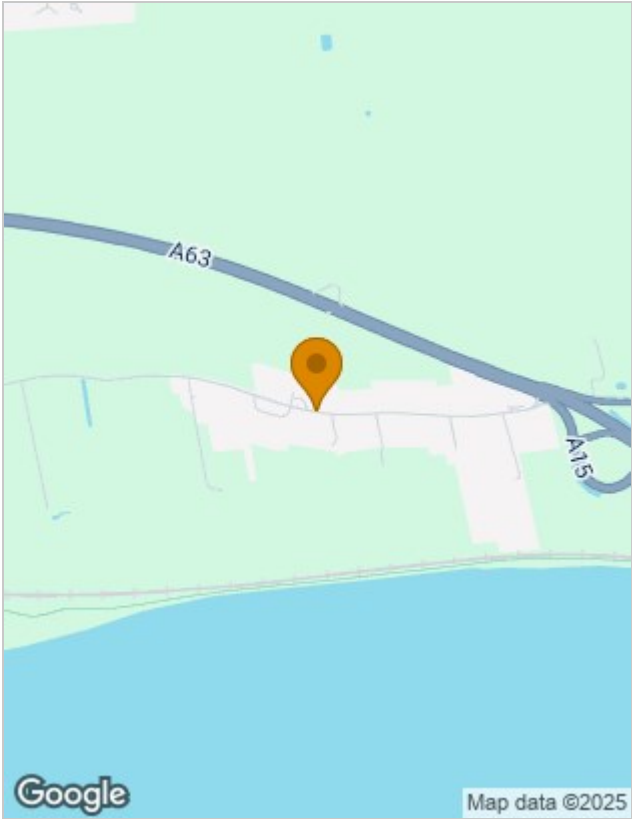
Viewing

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.

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Location Map



Energy Performance Graph

