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56 Southfield Drive, North Ferriby, East Riding of Yorkshire, HU14 3DX

£234,950

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Offering a deceptively spacious and private corner plot position with gardens to three aspects. Remaining slightly different from its neighbours and invited for inspection is this well cared for semi-detached family home. With generous proportions throughout with improvement potential offered internally and extension potential to the side. A double gated side drive provides dedicated parking with garaging beyond. The versatile layout comprises; Entrance Hallway, Bay fronted Reception Lounge, Dining Room/ Sitting Room with access to a raised rear terrace, Breakfast Kitchen and Cloakroom W.C. To the first floor level Two double bedrooms and a Third Bedroom feature with a House Bathroom. The gardens remain a key selling feature given the privacy and size, especially the South facing rear garden. Available for immediate viewing in this well regarded setting of North Ferriby village.



GROUND FLOOR

ENTRANCE HALLWAY

14'2" x 7'2" (4.32m x 2.19m)

Access via composite style entrance door from a storm porch with complementary uPVC window to side. Staircase approach to first floor level and understairs storage cupboard, with access provided to ground floor reception rooms and kitchen.

CLOAKROOM / W.C

With privacy window in uPVC finish to the side aspect, low flush W.C, wall mounted basin and splash back.

RECEPTION LOUNGE

17'5" x 13'3" (5.32m x 4.04m)

Benefiting from generous ceiling heights and room proportions, with uPVC walk in bay window to the front outlook in uPVC double glazed finish, gas fire insert with granite hearth and traditionally styled surround, with a number of features including coving, wall light points, fitted shelving, with access provided from the entrance hall and double doors leading through to...

DINING ROOM

11'8" x 10'5" (3.56m x 3.20m)

Versatile in its usage, can be used as a formal dining space with potential to be knocked through to the kitchen or alternatively an additional sitting room, with sliding uPVC oversized door to the rear outlook and terrace beyond. Access through to...

BREAKFAST KITCHEN

13'1" x 10'8" (4m x 3.27m)

Traditionally styled with a range of fitted wall and base units in a Shaker style with roll edge work surfaces and tiling to splash backs, providing an abundance of daylight through the dual aspect, with uPVC double glazed windows to both the side and rear, with fully glazed access door also to the rear, fitted low level oven with four ring gas hob and extractor canopy over, space is provided for a number of freestanding white goods with plumbing

provided for dishwasher and inset stainless steel sink and drainer with mixer tap, tiling to floor coverings throughout.

FIRST FLOOR

LANDING

9'7" x 8'11" (2.94m x 2.74m)

With large uPVC double glazed window and access provided to three bedrooms and house bathroom.

BEDROOM ONE

15'2" x 13'5" (4.64m x 4.10m)

Of an excellent size with uPVC walk in bay window to the front outlook and pleasant view over Riverview Avenue, Southfield Drive and beyond, with fitted wardrobes and locker storage to one full wall length and boasting double bedroom proportions.

BEDROOM TWO

12'3" x 13'5" (3.75m x 4.09m)

With double bedroom proportions and a bank of wardrobes to one full wall length, housing Ideal combination boiler.

BEDROOM THREE

8'7" x 6'11" (2.62m x 2.12m)

Generous size for a third bedroom, has potential to be used as a study or nursery also, with uPVC double glazed window to the front outlook.

HOUSE BATHROOM

7'11" x 8'2" (2.42m x 2.50m)

Being uniform in both shape and size with panel bath and wall mounted electric shower, console and shower head, pedestal wash hand basin, low flush W.C, tiling to splash backs, with loft access point also, with uPVC privacy window to the elevated rear outlook.

OUTSIDE

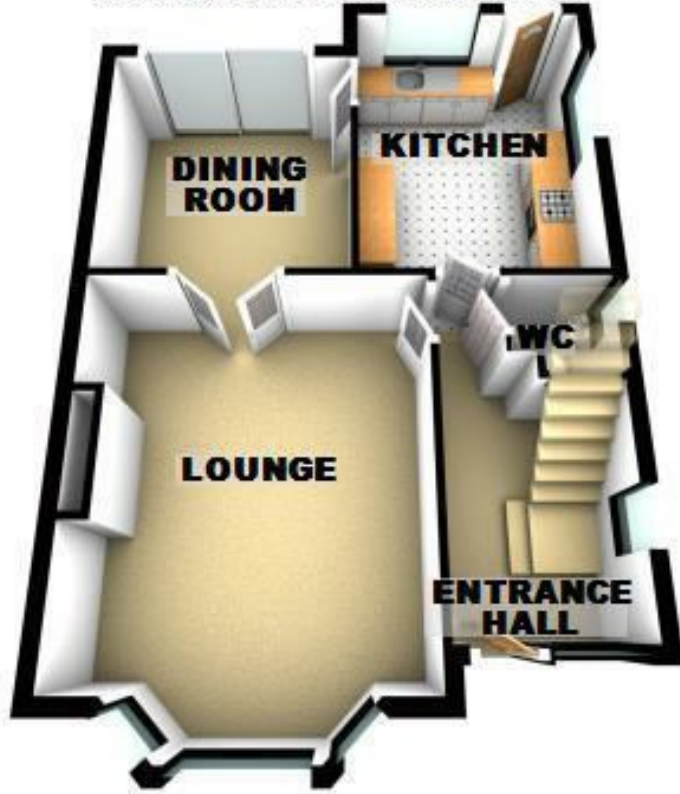
The property offers a striking roadside frontage being well screened with established and shaped hedging to the front and side perimeter boundaries on the corners of both Riverview Avenue and

Southfield Drive. The gardens are very much larger than an initial glance would suggest and consequently further internal inspection comes highly advised. Pedestrian and gated access is provided via a concrete entrance path leading to the property frontage through wrought iron gate, with vehicular access provided via a double wrought iron gate to the side and from Southfield Drive itself. With ample parking provision for numerous vehicles and access to a detached garage with up-and-over access door, personnel door to side and window, and full power and lighting. The gardens offer excellent level of seclusion with a number of plant and herbaceous borders and edging, with laid to lawn grass sections extending from the front around to the side, offering a wealth of potential throughout but also property extension potential to the side. To the South facing rear garden a raised patio terrace leads down to the laid to lawn grass section with planting and borders, with hedging and close boarded fencing. External tap and external light points.





GROUND FLOOR
APPROX. 51.5 SQ. METRES (554.8 SQ. FEET)



FIRST FLOOR
APPROX. 50.3 SQ. METRES (541.0 SQ. FEET)



TOTAL AREA: APPROX. 101.8 SQ. METRES (1095.8 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	82
	EU Directive 2002/91/EC		

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