

staniford
grays



1 The Rise, North Ferriby, HU14 3EG

£325,000

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1 The Rise

North Ferriby, HU14 3EG

- DETACHED CORNER BUNGALOW
- QUIET CUL-DE-SAC POSITION
- DRIVEWAY AND GARAGE
- READY TO MOVE IN LIVING
- TWO DOUBLE BEDROOMS
- ELEVATED POSITION
- SHORT WALK TO FERRIBY VILLAGE CENTRE
- PRIVATE GARDENS
- VIEWING ADVISED

IDEALLY SUITED FOR APPLICANTS LOOKING FOR A POPULAR VILLAGE SETTING WITH PRIVATE GARDENS.

Ample external parking is offered with this Two Bedroom Detached bungalow. The Rise remains a tranquil residential area of a small number of detached bungalows and family homes, a short distance walk away from the local amenities and services of the village.

The bungalow offers ready to move in living with some likely modest cosmetic improvements to décor internally.

Accommodation briefly comprises; Entrance Hall, Dining Kitchen with access through to the elevated garden, Lounge with French Doors, an inner hallway leads through to two generously sized double bedrooms and Bathroom.

Parking provision to the immediate front of the property with a driveway and garage access also.

Elevated and South facing rear gardens and terrace all within a central village position and advised for internal viewing.

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ENTRANCE HALLWAY

Accessed via entrance door with complementary windows to side, giving access to hallway and inner hallway, with cupboard and loft access.

BREAKFAST KITCHEN

10'6" x 14'4" (3.22 x 4.38)
Traditionally appointed throughout with a range of fitted wall and base units, 1.5 bowl sink and drainer, tiling to splashbacks, mid-level oven and hob with extractor canopy over, space for a number of freestanding white goods, laminate to floor coverings, double glazed windows to the elevated rear facing garden aspect, to the alternate room length is space for dining table, door leading to garden.

RECEPTION LOUNGE

12'8" x 17'5" (3.87 x 5.33)
Enjoying good levels of natural daylight, with French doors leading to the South facing rear, suitably sized to accommodate furniture suite, central focal point provided via gas fire insert with brick hearth and surround.

INNER HALLWAY

Providing access to two double bedrooms and house bathroom, storage cupboard.

BEDROOM ONE

14'1" x 8'4" (4.31 x 2.55)
With double glazed window to frontage, fitted wardrobes to wall length and of double bedroom proportions.

BEDROOM TWO

10'0" x 9'4" (3.06 x 2.85)
With double glazed window to frontage, wardrobe storage to wall length and of double bedroom proportions.

HOUSE BATHROOM

6'5" x 7'1" (1.98 x 2.17)
With privacy window to side elevation, laminate to floor coverings, three piece suite comprising of pedestal wash hand basin, low flush w.c, panelled bath with shower fitment.

EXTERIOR

North Ferriby village itself offers excellent access to the A63/M62 corridor, with a number of services and amenities being a short distance walk away in the centre of the village.

The property itself benefits from a pleasant street scene of similarly styled bungalows and detached family homes, being of a modern construction within a peaceful cul-de-sac setting.

Vehicular access is granted to the property via a dedicated driveway, with boundary to the front extending around the side of the property, being of hard landscaping and laid to lawn grass also. Gated access is provided to the property rear with an elevated private and enclosed South facing garden, with pathway extending from the immediate building footprint and patio terrace. A laid to lawn grass section features, with walled and fenced perimeter boundary, established planting, shrubbery and Laurel hedging also. External tap and light points.

A personnel access door also leads to the rear of the garage (5.17m x 2.63m), with up and over access door and full power and lighting.



AGENTS NOTE

The subject dwelling offers modern construction yet offers further scope for some modernisation and improvement, but equally comes ready for immediate bungalow living over the single floor living space. Viewing advised through the sole selling agent Staniford Grays.

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 'D'.

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.

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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.

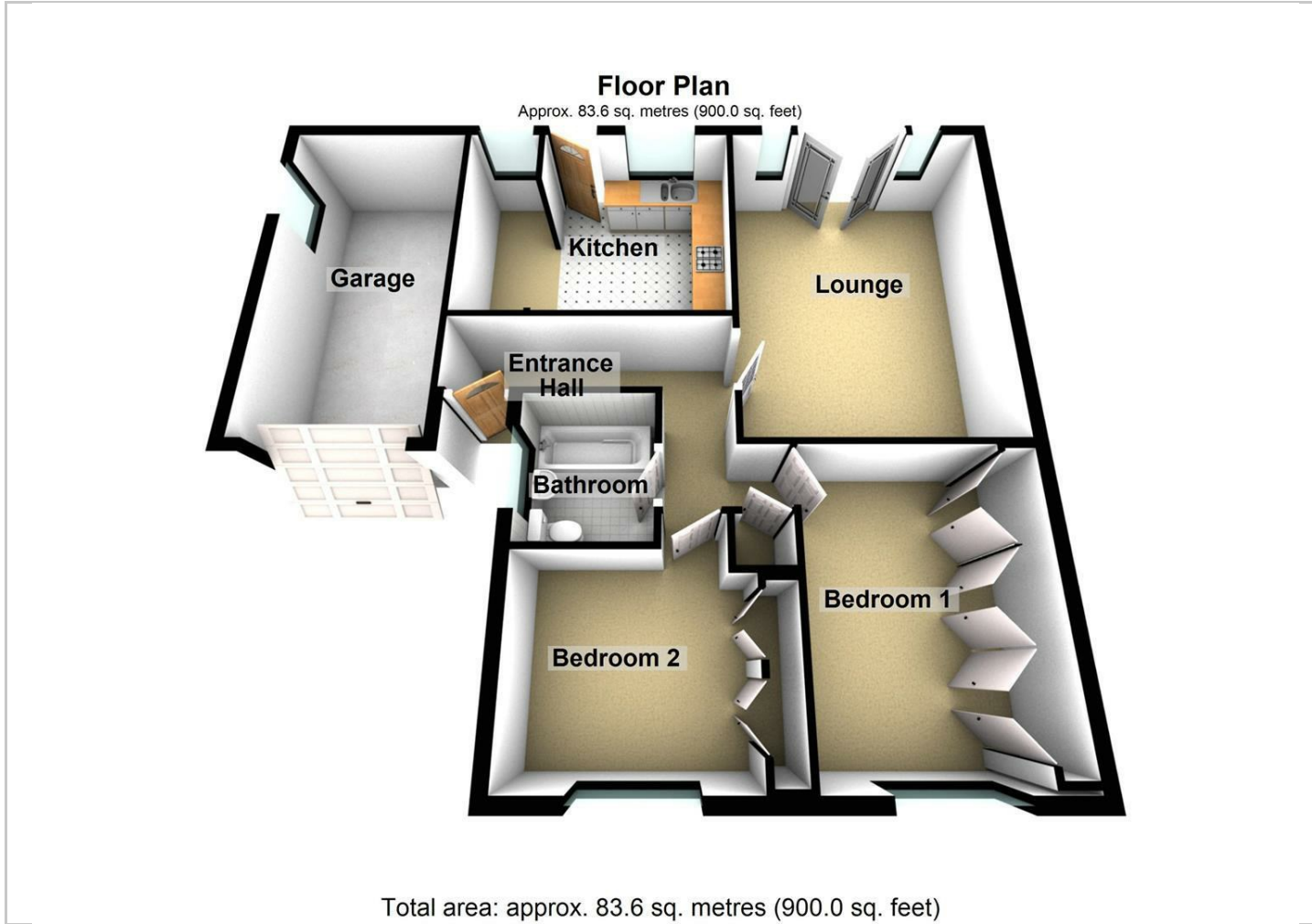
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

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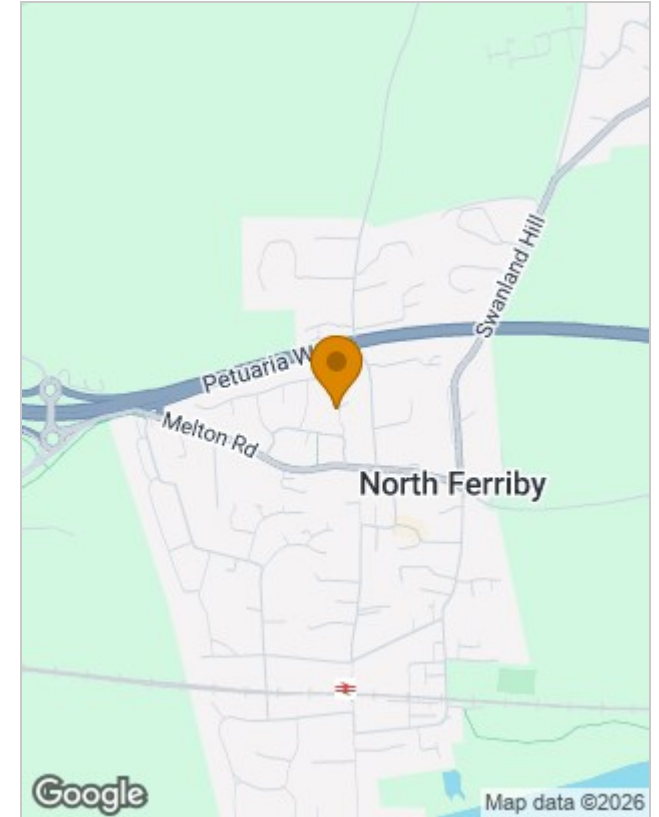
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



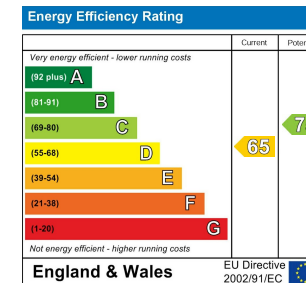
Floor Plans



Location Map



Energy Performance Graph



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.