



**QUICK & CLARKE**  
The Property Specialists

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**115a Ferriby High Road, North Ferriby HU14 3LA**  
**£475,000**

- Three/four bedroom detached bungalow
- Fabulous 0.4 acre plot
- Southerly facing garden
- Superb elevated position
- Views across to Lincolnshire
- Double garage & parking
- Sought after village
- EPC Rating: D

Situated on an enviable plot extending to 0.4 acres, this fabulous detached bungalow offers the flexibility of up to four bedrooms and the possibility to further extend into the loft space.

The conservatory and reception rooms enjoy an elevated position to the rear of the house with an ideal Southerly aspect which also offers superb views over the large garden and across the Humber to Lincolnshire beyond.

Set back from the road and benefiting from a lovely peaceful ambience, this fabulous property has been lovingly updated over time and is immaculately presented throughout. Having been extended to allow for a large boarded loft space accessed via a fixed staircase, the property still has the potential for further extension into the large roof space.

The extensive gardens are beautifully tended with a large southerly facing patio seating area and to the front of the house there is extensive parking and a double garage.

#### LOCATION

The property is located in a superb elevated position on the South side of Ferriby High Road. This convenient location provides ease of access to the broad array of amenities on offer in North Ferriby and with the A63 lying close by.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

uPVC glass panelled front door, quarry tiles to the floor and further glass panelled door opening into the entrance hall.

##### ENTRANCE HALL

14'11" x 5'4" (4.55m x 1.63m)  
Interior door through to the inner hallway and doors leading through into the lounge and kitchen.

##### LOUNGE

16' x 15'2" (4.88m x 4.62m)  
An attractive dual aspect room with windows to the alcoves on either side of the fireplace and patio doors opening into the conservatory. Timber glass panelled doors open into the dining room and a brick fireplace houses a gas living flame fire.

##### DINING ROOM

15'11" x 12'1" (4.85m x 3.68m)  
Patio doors into the conservatory and window to the side elevation.

##### CONSERVATORY

25'3" x 9'8" (7.70m x 2.95m)  
Southerly facing and in a superb elevated position with oak style laminate flooring and patio doors leading off from the lounge and the dining room. Further exterior patio doors provide access to steps leading down to the brick sett patio area.

##### KITCHEN

16'5" x 9'6" (5.00m x 2.90m)  
Offering a good range of wall and base storage units with Shaker style fronts, butcher's block work surfaces and ceramic tile splashbacks, five ring stainless steel gas hob with extractor over, integrated oven, fridge, freezer and dishwasher, uPVC glass panelled door to the side elevation and window over one and a half bowl sink and drainer, wall mounting for television and porcelain tiled floor.

##### INNER HALLWAY

18'6" x 4'7" (5.64m x 1.40m)  
Fixed staircase to the boarded loft space.

##### BEDROOM 1

14'3" x 12'11" (4.34m x 3.94m)  
An extensive range of modern fitted wardrobes including drawer units and matching bedside units, inset lighting and bowed window to the front elevation.

##### BEDROOM 2

14'2" x 13' (4.32m x 3.96m)  
Modern fitted wardrobes, window to the side elevation and high level windows providing borrowed light into the inner hallway.

##### BEDROOM 3

14'7" x 9'11" (4.45m x 3.02m)  
Bowed window to the front elevation.

##### BATHROOM

9'5" x 7'2" (2.87m x 2.18m)  
Four piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, corner shower enclosure, panelled bath, close coupled w.c., chrome heated towel rail, fully tiled walls and floor, wall mounted vanity unit with inset lighting and mirror, and window to the side elevation.

##### LANDING

Access to the loft for storage.

##### BOARDED LOFT SPACE

15'11" x 10'10" (4.85m x 3.30m)  
A fabulous space which has in the past been used as a bedroom and now as a lounge with a large picture window providing for superb views across to Lincolnshire.

The extensive loft space provides for the potential to extend the property further, possibly with the addition of an en-suite bathroom subject to the necessary permissions.

##### OUTSIDE

The property is set back from the road with a slightly sloped concrete drive which leads down to the double garage. The double garage has up-and-over door and side courtesy door. The front gardens have been laid under gravel for ease of maintenance and there are well tended privet hedges to either side.

The large rear garden is largely lawned with a generous area of brick sett patio immediately adjacent to the property. There is also a large brick shed to one side of the property which has been fitted with storage units and a sink. To the rear of the garden is a timber shed with a pergola seating area to the front and a greenhouse.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band F.

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY. We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.