



QUICK & CLARKE
The Property Specialists

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10 Redcliff Drive, North Ferriby HU14 3DP
Guide Price £260,000

- Modern styled three bedroom bungalow
- Attractive location with views over the Humber
- Gardens to three sides
- Off-street parking and double tandem garage
- Open plan living/dining room
- Modern kitchen and bathroom
- Sought after premium village
- EPC Rating: C
- Council Tax Band: D

A beautiful and stylish bungalow which is situated in a superb position close to Ferriby Foreshore and with views over the Humber. With an attractive flow to the accommodation, the property has been recently updated and benefits from a modern kitchen and bathroom. Having the flexibility of three bedrooms, the living room flows through into the dining area and the property has gardens to three sides. Boasting off-street parking and a double tandem garage, this property offers so much and viewing is highly recommended.

LOCATION

The property is located in an attractive position on a cul-de-sac which skirts Ferriby Foreshore. Situated with an orientation which makes the most of the Southerly and Westerly aspects, Redcliffe Drive is a cul-de-sac which is accessed off Humber Road, via Church Road, from the centre of Ferriby.

North Ferriby is particularly popular due to its broad range of amenities which include a Co-op supermarket, post office, pharmacy, public house and primary school. The village is very convenient for accessing the A63/M62 and sits in the catchment area of South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

14'2" x 6'11" maximum (4.32m x 2.11m maximum)
Of an L-shape with a modern uPVC glass panelled door with further window to one side and walnut style flooring which flows through into the living and dining room.

LIVING ROOM

19'4" x 12'7" (5.89m x 3.84m)
A very well proportioned room which is open plan into the dining room. With a continuation of the walnut style flooring, there is a mounting on the wall for a television and a wall mounted electric fire beneath. Bay window to the front elevation which has a Westerly aspect and two steps leading down into the dining area.

DINING AREA

12'7" x 9'10" (3.84m x 3.00m)
Dual aspect with windows to both the rear and side overlooking the patio area of the garden and a continuation of the walnut style flooring.

KITCHEN

13'11" x 8'4" (4.24m x 2.54m)
A fabulous modern kitchen offering a good range of wall and base storage units with gloss white fronts and laminate work surfaces with matching breakfast bar, four ring gas hob with splashback and integrated oven, extractor, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. uPVC glass panelled door opening onto the patio area of the rear garden.

BEDROOM 1

11'10" x 9'2" (3.61m x 2.79m)
Built-in wardrobe and window to the rear elevation.

BEDROOM 2

10'8" x 8'7" (3.25m x 2.62m)
Window to the front elevation and built-in wardrobe.

BEDROOM 3

11'3" x 7'2" (3.43m x 2.18m)
Built-in wardrobe and window to the front elevation.

BATHROOM

7'9" x 5'5" (2.36m x 1.65m)
Modern three piece sanitary suite comprising wall hung hand wash basin with semi-pedestal, close coupled w.c., walk-in shower enclosure, partially tiled walls, porcelain tiled floor and two windows to the side elevation.

GARAGE

A tandem double garage with electric roller shutter door, inspection pit and uPVC door opening onto the garden.

GARDENS

The property is partially concealed by an attractive laurel hedge which runs around two sides of the property. A wrought iron gate provides access from the cul-de-sac and provides pedestrian access to the front door. There is an artificial lawn seating area to one side. The garden continues around the side of the property where there are a number of vegetable boxes and the garden has been split up into attractive planted areas.

To the side/Southerly aspect there is a seating area under a pergola and an area of lawn. Immediately behind the property and accessed directly from the kitchen is a newly laid porcelain patio which has a good level of privacy, being concealed behind a 6' fence with the garage to one side. A gate provides access directly from the driveway.

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).

VIEWING

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

GROUND FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix iC326.