Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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15 Old Pond Place, North Ferriby HU14 3JE

£540,000

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- Oustanding detached family home
- Extended to ground floor
- Two receptions
- Stunning living dining Kitchen
- Utility room
- Five Bedrooms
- Three bathrooms & downstairs WC
- Double garage and driveway
- Viewing is an absolute must!
- EPC rating: C - Council Tax: F

Located in a prime position within this exclusive, small development in the heart of North Ferriby. This extended, stunning detached family home is offered with no onward chain. In excess of 2,300 square feet of versatile, well-appointed accommodation, providing great family space. Welcoming Hallway with WC off, Study, Lounge with feature fireplace, outstanding Living Dining Kitchen with central island and a host of built-in and integrated appliances and Utility Room off.

To the first floor there are FIVE Bedrooms; the principal Bedroom with Dressing Room and En-suite Bathroom off, En-suite to Bedroom Two and house Bathroom. The gardens are designed for ease of maintenance. A private driveway provides off street parking for several vehicles with Double Garage. Simply ready to key turn and move straight in; an internal viewing is an absolute must!

LOCATION

Old Pond Place is located off Ings Lane in the heart of North Ferriby which has a good selection of local amenities and facilities and is an ideal base for commuting both by rail, public transport and by nearby motorway networks.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase with balustrade leads to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

uPVC double glazed window to the side elevation. Wash hand basin set in modern vanity and low level WC.

LOUNGE

17'11 into bay decreasing to 16'9 x 12'8 (5.46m into bay decreasing to 5.11m x 3.86m)
uPVC double glazed walk-in bay window to the front elevation. Feature fireplace with granite back and hearth incorporating a living flame gas fire, and TV aerial point.

STUDY

10'4 x 5'7 (3.15m x 1.70m)
uPVC double glazed window to the side elevation.

LIVING DINING KITCHEN

25'1 max x 22'9 max (7.65m max x 6.93m max)
uPVC double glazed French doors opening out into the rear garden and Velux roof window creating superb light flow. Wood laminate flooring flows throughout this area. To the kitchen area there is an extensive range of light grey shaker style base and wall units all beautifully complemented with granite worksurface and under-unit lighting. Sunken sink unit with mixer tap, American style fridge freezer, and integrated dishwasher. Neff double electric fan oven with Neff induction hob and suspended extractor hood over. A stunning central island houses the induction hob and also provides a breakfast bar area.

UTILITY ROOM

9'5 x 5'11 (2.87m x 1.80m)
uPVC door to garden. Modern white gloss base and wall units with beech effect worksurfaces and tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, sunken stainless steel sink unit with mixer tap.

FIRST FLOOR LANDING

Fitted storage cupboard which houses boiler.

PRINCIPAL BEDROOM

18'1 x 11' (5.51m x 3.35m)
Enjoying a dual aspect with uPVC double glazed windows to both the front and rear elevations. An opening leads into:

DRESSING ROOM

uPVC double glazed window to the rear elevation and full wall of fitted wardrobes.

EN-SUITE

10'3 x 6' (3.12m x 1.83m)
uPVC double glazed window to the front elevation. Superb four piece bathroom enjoys wash hand basin with swan tap set in attractive ash vanity, panelled Jacuzzi spa bath with central taps, walk-in shower cubicle with aquaboard splashbacks and low level WC, extractor and towel radiator. All beautifully complemented with tiled flooring and tiling to wet areas.

BEDROOM 2

14'10 plus doorwell x 12'8 (4.52m plus doorwell x 3.86m)
uPVC double glazed window to the front elevation and sliding wardrobes.

EN-SUITE

uPVC double glazed window to the side elevation. Three piece white suite enjoys independent shower cubicle, low level WC and pedestal wash hand basin. Extractor, towel radiator, complementary tiled splashbacks to wet areas and contrasting tiled floor.

BEDROOM 3

10'11 x 8'6 (3.33m x 2.59m)
uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 4

9'9 x 8'5 (2.97m x 2.57m)
uPVC double glazed window to the rear elevation.

BEDROOM 5

9'11 x 7'7 (3.02m x 2.31m)
uPVC double glazed window to the front elevation.

HOUSE BATHROOM

8'9 x 6'10 (2.67m x 2.08m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath, wash basin and low level WC, extractor and towel radiator. All beautifully complemented with tiled splashbacks with feature border tiling and contrasting tiled floor.

EXTERNAL

To the front of the property is a private driveway providing off-street parking for several vehicles. An open aspect with lawned garden . There are planted areas with gated entry into the rear garden.

The rear garden is beautifully tended and designed for ease of maintenance with an extensive patio area leading down to a pet friendly atro turf lawn with walled and fenced boundary. There is a patio area with pergola providing a great seating area.

GARAGE

19'3 x 17'1 (5.87m x 5.21m)
Electric up & over door, rear personnel door providing access to the utility room, power and light.

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.

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 the 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

GROUND FLOOR

1ST 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 operability or efficiency can be given.
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