

West Wold, North Ferriby, HU14 3PT

Offers Over £425,000

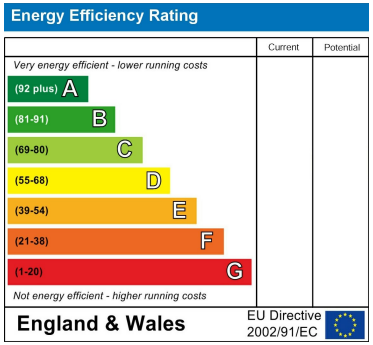
Philip Bannister

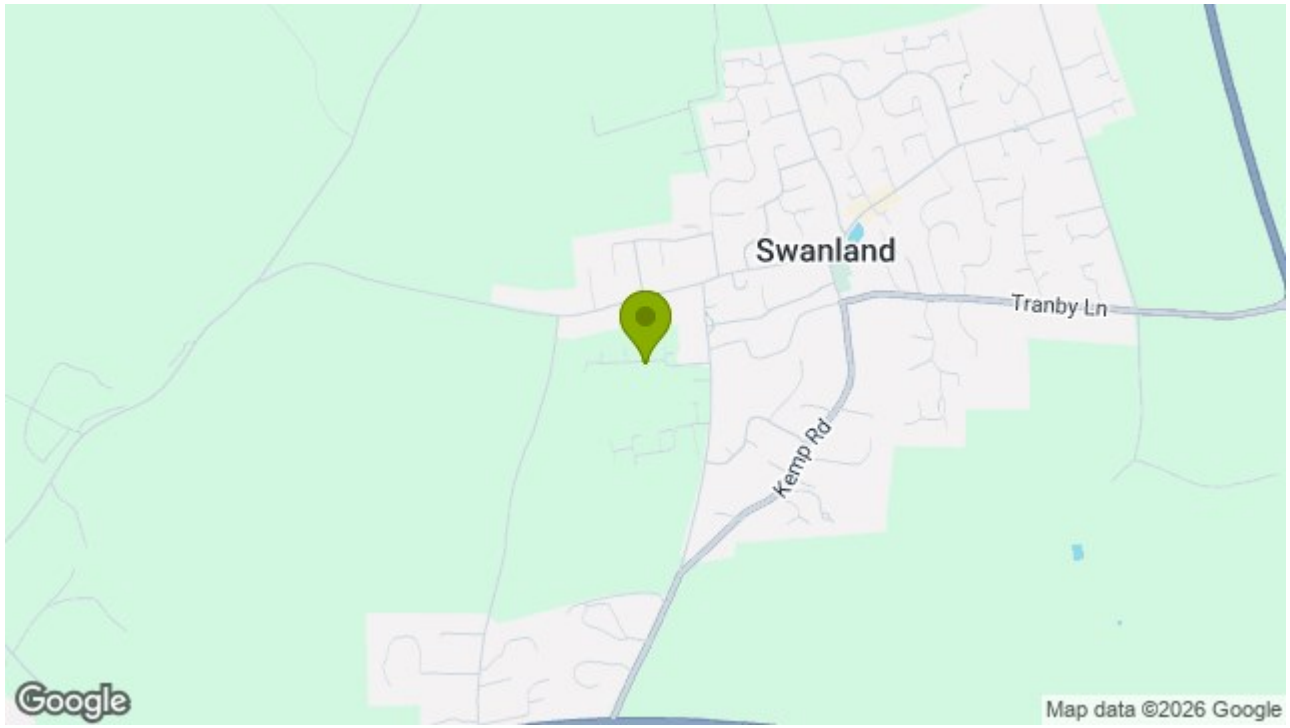
West Wold,
North Ferriby, HU14 3PT

A stunning detached family home, situated within a wonderful development in the beautiful village of Swanland and offered to the market with no onward chain. Finished to a high specification throughout, the property boasts an impressive living/dining kitchen, three generous double bedrooms all with en-suite facilities, and a dressing area to the master bedroom. A southerly-facing rear garden, driveway and garage complete this fabulous family home.

Key Features

- Detached Family Home
- Highly Desirbale Location
- No Onward Chain
- En-Suites To All Bedrooms
- Fabulous Living Dining Kitchen
- Southerly Facing Garden
- Drive & Garage
- EPC =













SWANLAND
Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers and chemist. There are a number of amenities and recreation facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 15 minutes driving distance away in Brough providing inter city connections.

GROUND FLOOR;

ENTRANCE HALL
A welcoming entrance hall providing access to the accommodation with stairs leading to the first floor.

LIVING ROOM
A generous living room with a bay window to the front elevation.

LIVING DINING KITCHEN
Fabulous living dining kitchen with a fantastic aspect over the rear garden via glazed French doors. The kitchen has a comprehensive range of shaker style wall and base units. Integrated appliances include a Fridge/Freezer, Gas Hob, Electric Double Oven, Extractor Fan and an Automatic Dishwasher. Further benefitting from ample living and dining space, French doors overlooking the rear garden an recessed spotlights.

UTILITY ROOM
With matching units and work surfaces to the kitchen, plumbing for an Automatic Washing Machine and space for a Tumble Dryer. Further benefitting from recessed spotlights and a window to the side elevation.

WC
With a low flush WC, wash hand basin, recessed spotlights and a window to the rear elevation.

FIRST FLOOR;

MASTER BEDROOM
Fabulous master bedroom with a bay window to the front elevation, open to a dressing area and on to the en-suite.

EN-SUITE
Fabulous 4 piece suite comprising of a panelled bath, a walk in shower, a low flush WC and a wash hand basin, Further benefitting from recessed spotlights, a heated towel rail and a window to the rear elevation.

BEDROOM 2
A bedroom of double proportions with window to the rear elevation and access to the en-suite

EN-SUITE
With a three piece suite comprising of a shower cubicle, a wash hand basin and a WC. Further benefitting from a heated towel rail, a window to the front elevation and recessed spotlights.

BEDROOM 3
A bedroom of double proportions with window to the front elevation and access to the en-suite

EN-SUITE
With a three piece suite comprising of a shower cubicle, a wash hand basin and a WC. Further benefitting from a heated towel rail, a window to the rear elevation and recessed spotlights.

EXTERNAL;

FRONT
A driveway providing off-street parking and a pleasant front garden.

REAR
Southerly facing rear garden with shaped lawn, timber fencing and a block paved patio area.

GARAGE
With up and over door, light and power supply.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.


Hotpoint















AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will 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. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Ground Floor



First Floor



Approximate total area(1)

1213 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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