CLUBLEYS

10, Southfield Drive, North Ferriby, HU14 3DX

£375,000







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ABOUT THE PROPERTY

SIMPLY STUNNING! AN EXCEPTIONAL FOUR BEDROOM SEMI-DETACHED HOME WITH FABULOUS OPEN PLAN LIVING, LOG BURNER, BI-FOLDING DOORS AND BEAUTIFUL GARDENS!

WHAT A BEAUTIFUL HOME! Situated in a highly sought-after location, this truly impressive four bedroom semi-detached property has been beautifully extended and is presented in immaculate condition throughout! The real showstopper is the fabulous open plan kitchen, dining and sitting area, boasting a stunning contemporary kitchen with central island and quality NEFF integrated appliances, a cosy log-burning stove, electric underfloor heating and impressive bi-folding doors opening directly onto the magnificent rear garden. And what a garden it is! An absolute delight, beautifully established and lovingly maintained, with a sweeping lawn, an abundance of mature trees, colourful shrubs and well-stocked borders, together with a generous patio perfect for outdoor entertaining. Further benefits include en-suite facilities, a ground floor cloakroom, integral garage and an additional attractively decorated loft space offering useful versatility (please note the loft space does not have Building Regulations approval for use as habitable accommodation). To the front, an attractive lawned garden and generous block paved driveway provide ample off-road parking. A TRULY GORGEOUS HOME OFFERING THE PERFECT BLEND OF STYLE, SPACE AND COMFORT! EARLY VIEWING IS ESSENTIAL!

Tenure - Freehold

Tax Band - C

Epc - Tbc



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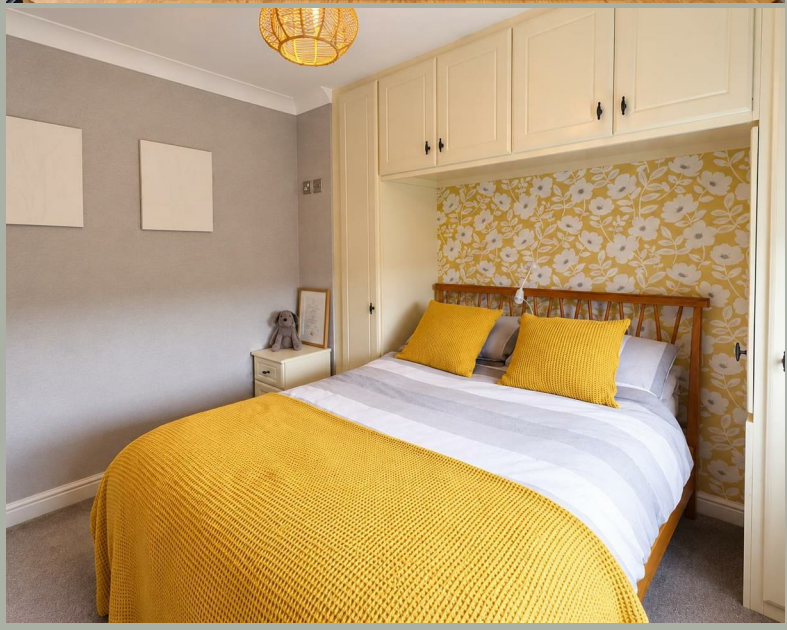












Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Double glazed composite entrance door with glazed side panel, laminate flooring and stairs leading to first floor.

LOUNGE
4.963 x 3.576 (16'3" x 11'8")
A lovely spacious room with UPVC double glazed bay window to the front, recessed feature fireplace with timber mantle and slate effect hearth, radiator and glazed double doors leading into the dining room.

DINING ROOM
3.621 x 3.140 (11'10" x 10'3")
Space for dining table with wood effect flooring, radiator.

KITCHEN/LIVING AREA
7.369 x 2.896 (24'2" x 9'6")
A fantastic space with tinted double glazed bi-folding doors leading into the rear garden, fitted with a range of high quality white gloss wall, drawer and base units with solid oak worktops and feature breakfast island. Incorporating a four ring NEFF induction hob, hidden electric sockets and white ceramic inset sink with mixer tap. Integrated appliances include high level NEFF electric oven, NEFF microwave, warming drawer, fridge/freezer, dishwasher and wine cooler. Extending to the lovely living area with feature multifuel burner, wood effect flooring, 3 Velux window and recessed spotlights,

WC
2.322 x 0.825 (7'7" x 2'8")
Comprising of Low level WC, vanity sink unit with storage under, radiator.

CLOAKROOM
1.529 x 0.817 (5'0" x 2'8")

UTILITY
2.095 x 1.852 (6'10" x 6'0")
Fitted with la aminate work surface, space for tumble dryer, space/plumbing for washing machine and access to the integral garage.

FIRST FLOOR ACCOMODATION

LANDING

MASTER BEDROOM
3.561 x 3.887 (11'8" x 12'9")
Generous in size with UPVC double glazed window to the front, a good range of fitted wardrobes, radiator, open views across the Humber.

BEDROOM TWO
3.258 x 3.008 (10'8" x 9'10")
Double room with UPVC double glazed window to the rear, fitted wardrobes, radiator.

BEDROOM THREE
4.517 x 2.161 (14'9" x 7'1")
UPVC double glazed window to the rear, loft access, radiator.

ENSUITE
2.152 x 1.176 (7'0" x 3'10")
UPVC double glazed opaque window to the front, suite comprising of corner shower cubicle, wall mounted sink, low level WC, radiator.

BEDROOM FOUR/STUDY
2.379 x 1.942 (7'9" x 6'4")
UPVC double glazed window to the front, radiator.

FAMILY BATHROOM
2.235 x 2.183 (7'3" x 7'1")
UPVC double glazed opaque window to the rear, panelled bath with shower over, vanity sink unit, low level WC, heated towel rail, fully tiled throughout.

SECOND FLOOR ACCOMODATION

LOFT SPACE
5.194 x 3.300 max (17'0" x 10'9" max)
Double glazed Velux window to the front, cupboard for storage, radiator.

OUTSIDE
To the front of the property there is a lawned area and block paved driveway providing ample off road parking. To the rear of the property, the garden which is mainly laid to lawn has decorative well maintained mature trees, shrubs and feature Granite paved patio area with raised beds.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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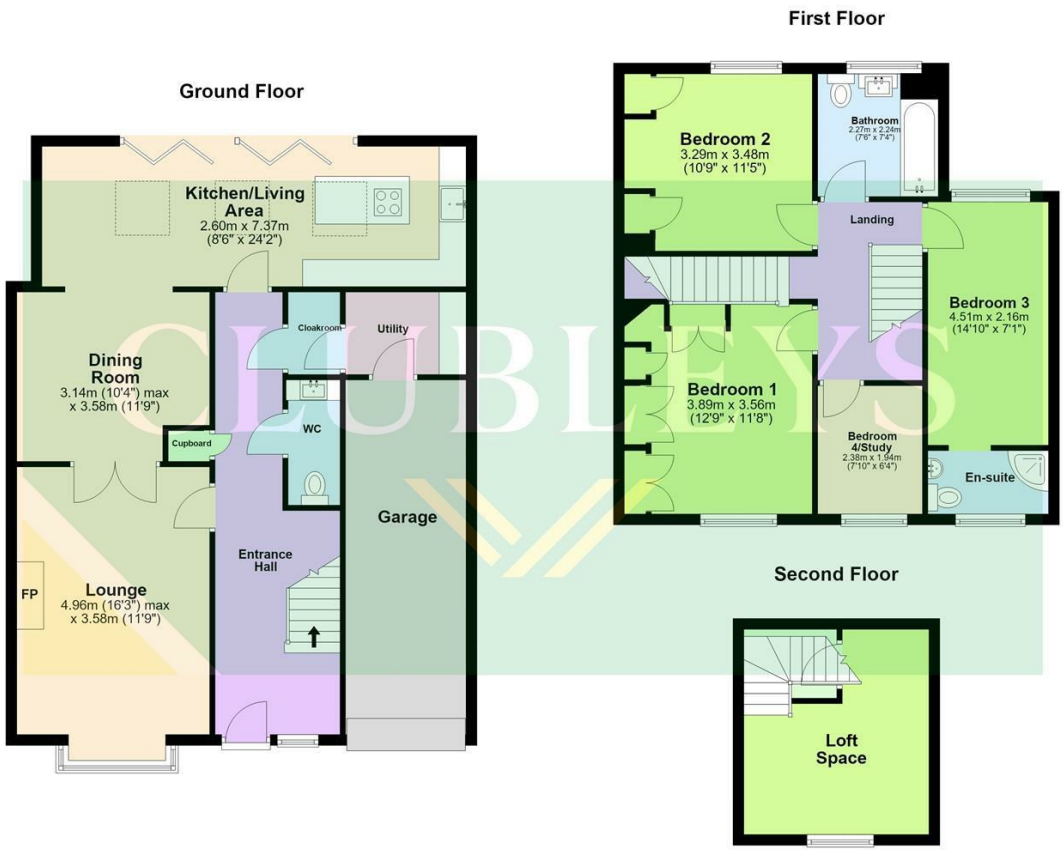












Total area: approx. 160.0 sq. metres (1722.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

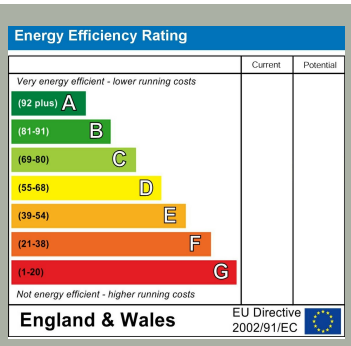
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.