

Highfield Way, North Ferriby, HU14 3BG

£295,000

Philip Bannister

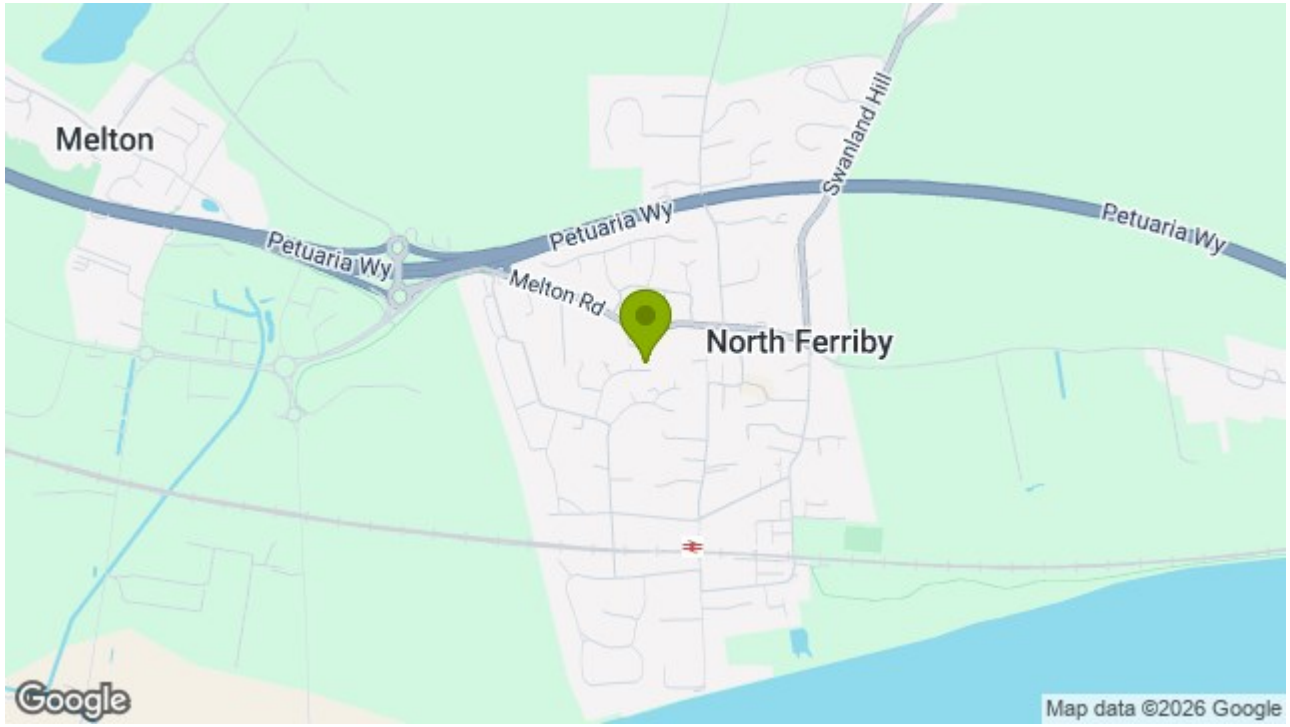
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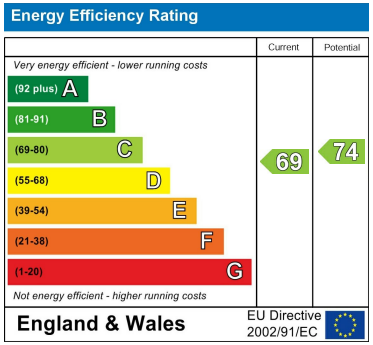
Key Features

- NO ONWARD CHAIN
- Detached Bungalow
- 2 Fitted Bedrooms
- En-Suite To Bedroom 1
- 2 Reception Rooms + Conservatory
- Kitchen With Rear Entrance Porch
- Modern Bathroom
- Attractive Gardens To Front & Rear
- Driveway & Garage
- EPC = C / Council Tax = D

NO ONWARD CHAIN - Situated towards the head of a pleasant cul-de-sac comprising similar properties, this attractive detached true bungalow offers well-presented accommodation arranged entirely over one convenient ground floor level. Offered to the market with no onward chain, the property provides a well-planned layout including an entrance hall, front-facing lounge, kitchen with adjoining rear entrance porch, separate dining room leading to a conservatory, two fitted bedrooms, en-suite shower room and a modern bathroom.

Externally, the property is complemented by attractive and well-maintained gardens to both the front and rear, with the rear garden enjoying a good degree of privacy and providing an attractive outdoor space. A side driveway offers useful off-street parking and leads through to the garage, providing additional storage or parking.












BOSCH

ACCOMMODATION
The accommodation is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door, the hallway provides access to the principal rooms of the home. There is also a built-in storage cupboard and a loft hatch which leads to a boarded loft space.

LOUNGE
A well proportioned front facing reception room with a feature fireplace housing an electric fire within a surround and mantle. There are windows to both the front and side elevations.

DINING ROOM
With ample room for a dining room suite, there is a sliding door leading to the conservatory and an internal door to the adjacent kitchen.

CONSERVATORY
With views of the rear garden through uPVC windows, there is low level walling, heating and a door to the side elevation.

KITCHEN
The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback and there is an overhanging breakfast bar. A 1 1/2 bowl sink unit sits beneath a window to the side elevation, there is an integral oven, hob and concealed extractor hood. There is space for a number of undercounter appliances, including plumbing for an automatic washing machine. A door leads to the rear entrance.

REAR ENTRANCE PORCH
Of brick and uPVC construction, there is a tiled floor and a door leading from the rear garden.

BEDROOM 1
A double bedroom positioned to the rear of the property, with a range of fitted furniture to include wardrobes, drawers and bedside cabinets. There is a window to the rear elevation.

EN-SUITE
Fitted with a three piece suite comprising WC, wall hung wash basin and a shower enclosure. There is partial wall tiling, a heated towel rail and a window to the side elevation.

BEDROOM 2
A second fitted bedroom which includes wardrobes, drawers and a dressing table. There is a window to the front elevation.

BATHROOM
A modern bathroom which is fitted with a three piece suite WC, pedestal wash basin and a panelled bath with a mixer shower. There is tiling to the walls and a window to the side elevation.

OUTSIDE
To the front of the property there is a lawned garden area with picket fencing to the boundary and a gate leading to a footpath to the entrance door. The rear garden is mainly laid to lawn with planting beds, mature hedging and a paved patio adjoining the property.

DRIVEWAY & GARAGE
A block paved driveway is positioned to the side of the property and provides off street parking. The driveway leads to a garage with up and over door, light and power. There is also a personnel door accessed via the garden.

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 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 D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
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.

TENURE
We understand that the property is Freehold.

VIEWINGS.
Strictly by appointment with the sole agents.

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.

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 in-house 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.

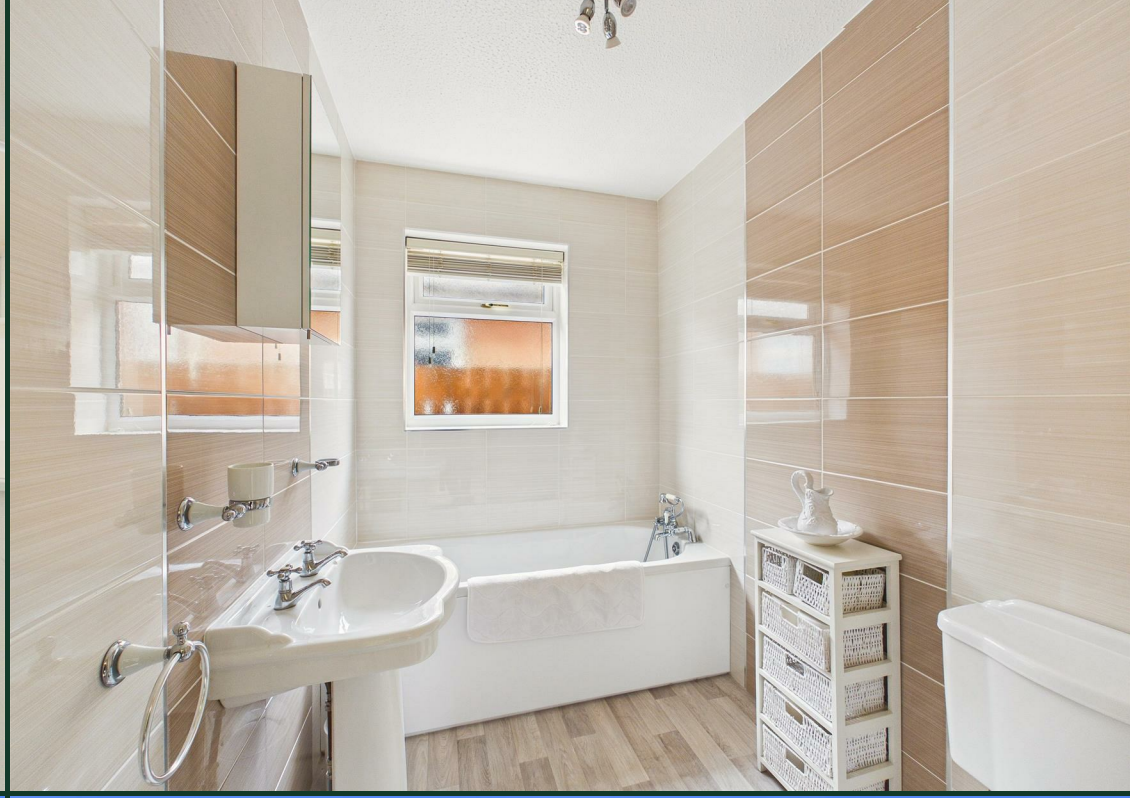
THINKING OF SELLING?.

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.

AGENT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











Approximate total area(1)

998 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.

GIRAFFE360

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