



1 Humberdale Drive, North Ferriby, East Yorkshire, HU14 3LB

FINE & COUNTRY

ENJOYING ELEVATED HUMBER VIEWS ON APPROACHING HALF AN ACRE, A SUBSTANTIAL BUNGALOW OVER 1700 SQ FT REQUIRING UPDATING



A truly exciting redevelopment opportunity to either refurbish this substantial double fronted bungalow or consider redeveloping (subject to consent). The property is set back down a long private drive, enjoying considerable privacy, with Humber views to the rear. Plots like this rarely come to the market, an opportunity to stamp your own style and significantly increase the value on this exceptional plot.

Location

The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link into the A63 dual carriageway lies approximately one mile to the west and there is a main line British Rail Station within the village. There are also four local golf courses within ten minutes driving time.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Porch

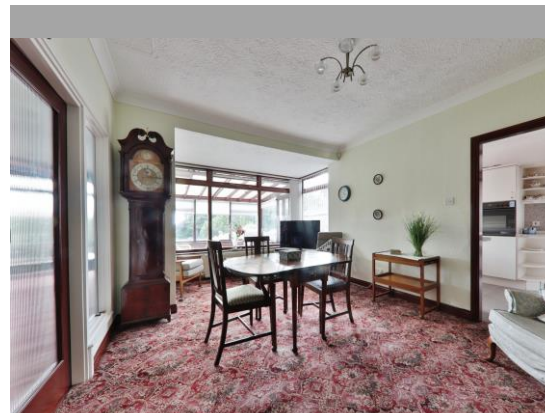
To ...

L-shaped Entrance Hall

With staircase to first floor and understairs storage cupboard.

Living Room

This stunning and spacious room has a full width picture window taking full advantage of the aspect and view. With feature marble fireplace, connecting door to the conservatory and double doors to the ...





Dining Room

Conservatory

Enjoying south facing views.

Kitchen

Includes a range of floor and wall cabinets with complementing worktops and tiling, single drainer one and a half bowl sink unit plus built-in oven and hob.

Utility Room

With low level w.c.

Bedroom 1

With bay window and a range of fitted wardrobes with over cupboards.

En-suite Shower Room

Half tiled complementing a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 2

Including walk-in bay window.

Bedroom 3

With a range of fitted wardrobes.

Bathroom

Includes a four piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. and bidet with complementing tiling.

First Floor

Bedroom 4

With walk-in bay window which enjoys south facing Humber views.

En-suite

Includes wash hand basin and low level w.c.

Outside

The property is set well back from the road. A long private driveway provides multiple parking leading to a double length garage. The front garden is mainly lawned featuring a specimen Willow tree and a variety of ornamental shrubs and plants.

The rear garden has been beautifully landscaped with raised patio area, enjoying considerable privacy. The gardens are mainly lawned and separated into two sections with open countryside beyond.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

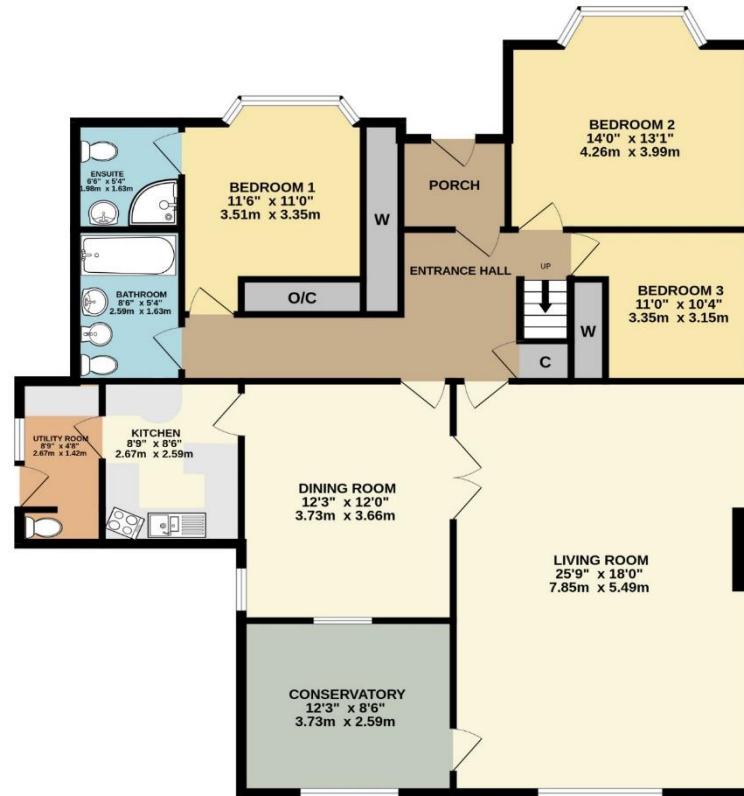
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.

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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcou

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

