



Corby Park, North Ferriby, HU14 3AX
Offers Over £285,000


**Philip
Bannister**
Estate & Letting Agents

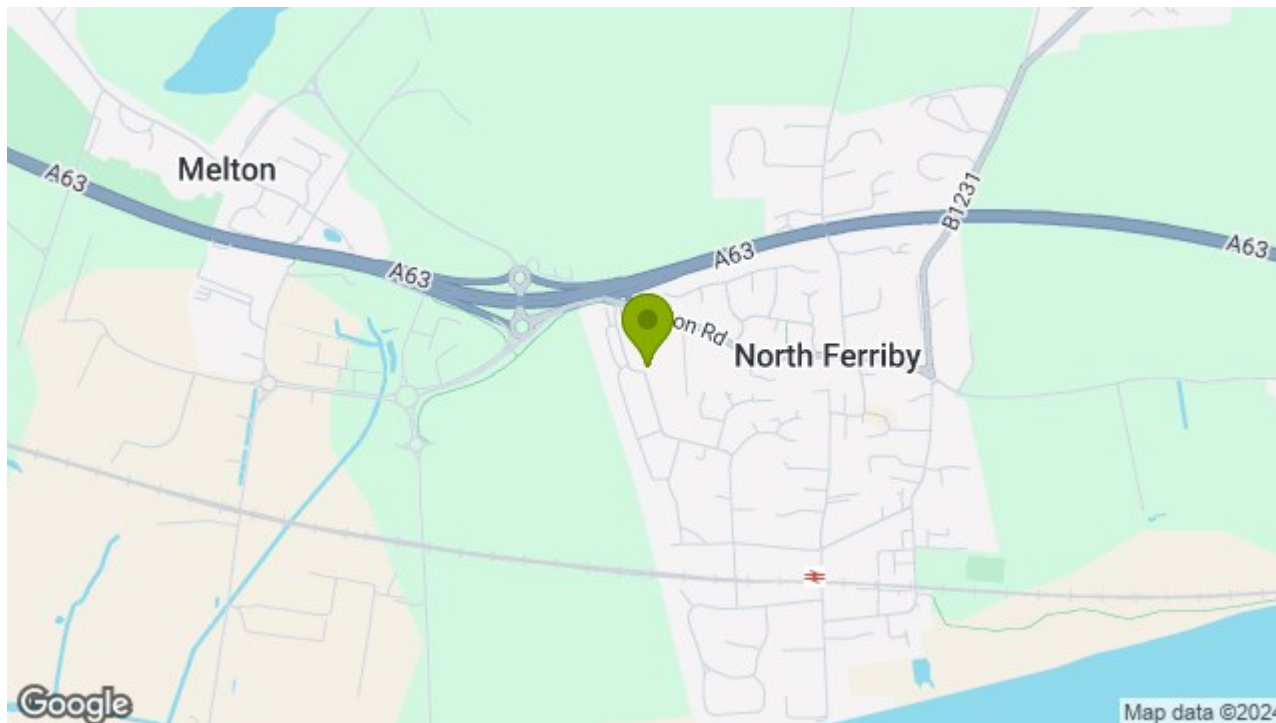
Corby Park, North Ferriby, HU14 3AX

A fantastic opportunity to purchase a lovely home in the heart of North Ferriby with scope to improve and with further potential to run a business with several outbuildings. This property is situated within a sought-after part of North Ferriby offering generous living accommodation, a superb rear garden and ample off-street parking.

Key Features

- 3 Bedroom Semi-Detached
- Generous Living Space
- Sizeable Bedrooms
- Potential Business Opportunity (Subject To Consent)
- Scope To Improve
- Desirable Location
- Ample Off-Street PArking
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





NORTH FERRIBY

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

GROUND FLOOR;

PORCH

Providing access to the accommodation.

ENTRANCE HALL

A pleasant entrance hall with stairs off.

LIVING ROOM

14'4 x 12'10 (4.37m x 3.91m)

A generous living room with feature fireplace housing a gas fire, oriel bay window to the front elevation and open to the dining space.

DINING AREA

9'6 x 8 (2.90m x 2.44m)

An ideal dining space with glazed French doors leading to the conservatory.

BREAKFAST KITCHEN

18'7 max x 11'5 max (5.66m max x 3.48m max)

A sizeable breakfast kitchen with a lovely aspect over the rear garden via the sliding patio doors. The kitchen benefits from shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Double Oven, Gas Hob, Extractor Hood, Undercounter Fridge and 1.5 Sink Unit.

CONSERVATORY

17'7 x 8'4 max (5.36m x 2.54m max)

A great addition to the property offering flexible reception space with laminate wood flooring, ceiling fan and sliding glazed doors leading to the rear patio.

REAR LOBBY;

With rear door and access to the WC.

WC

With low flush WC and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

11'11 x 11'1 (3.63m x 3.38m)

A bedroom of double proportions with fitted wardrobes, dressing table and over head cupboards and a window to the front elevation.

BEDROOM 2

9'10 x 10'5 (3.00m x 3.18m)

A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

7;11 x 8'2 (2.13m;3.35m x 2.49m)

A generous single bedroom with oriel bay window to the front elevation.

BATHROOM

9'6 x 5'9 (2.90m x 1.75m)

A four piece suite comprising of a panelled bath, shower enclosure, low flush WC and a vanity wash hand basin. Further benefitting from 2 windows to the rear elevation and partially tiled walls.

EXTERNAL;

FRONT

With ample off-street parking facilities leading to the garage and outbuildings.

REAR GARDEN

Superbly landscaped rear garden laid mainly to lawn with various seating/patio areas, sheds and greenhouses.

OUTBUILDINGS

With over 867 sqft of space the 2 garages and workshop offer a potential business opportunity (subject to consent) or provide ample storage space.

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 . (East Riding Of Yorkshire/ Hull City 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.

TENURE

We understand that the property is Freehold. / Leasehold



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.

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.

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 NTSEAT 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 £120 Hamers£100 Lockings Solicitors £100



Ground Floor

Approx. 75.3 sq. metres (810.8 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 120.8 sq. metres (1299.8 sq. feet)

