

Whitakers

Estate Agents



38 Woodgates Lane, North Ferriby, HU14 3JR

Offers In The Region Of £245,000

NO ONWARD CHAIN

This deceptively spacious two bed end house actually offers as much floor space as many three bed properties in the area, well maintained and offered as a blank canvas for the new buyer to put their own mark on.

The property briefly comprises; entrance, 23' L shaped lounge, fitted kitchen / diner, utility room and conservatory addition to the rear. The first floor boasts two double bedrooms together with the large 9' family bathroom suite.

Externally to the front is a low maintenance garden and large side drive leading to the large detached garage. The real show stopper however is the mature rear garden which is not overlooked to the rear, mainly laid to lawn with mature plants / shrubs and trees.

Early viewings advised to fully appreciate the accommodation on offer.

Hall

Laminate flooring and central heating radiator.

Lounge 23'1 x 10'10 (7.04m x 3.30m)



This full width room has three central heating radiators and three UPVC double glazed windows. Gas fire with a tiled chimney breast and wall mounted lights

Kitchen / Diner 14'1 x 9'1 max (4.29m x 2.77m max)



Tiled flooring and a range of floor and eye level units with complimentary work surfaces and splash back tiles above. Oven, Hob and Extractor Hood. UPVC double glazed windows and sink with mixer tap.

Utility 5'10 x 4'10 (1.78m x 1.47m)



Laminate flooring and half tiled walls. Low flush W.C and Belfast sink. UPVC double glazed.

Conservatory 9'3 x 5'6 (2.82m x 1.68m)



UPVC double glazed windows and door and laminate flooring.

Landing

UPVC double glazed window and large storage cupboard

Bedroom One 12'0 x 11'0 (3.66m x 3.35m)



Fitted wardrobes and UPVC double glazed window and central heating radiator

Bedroom Two 11'0 x 9'5 (3.35m x 2.87m)



Fitted wardrobe and UPVC double glazed window. Central heating radiator

Bathroom 9'0 x 7'0 (2.74m x 2.13m)



P shaped bath with mixer shower above. Vanity sink and low flush W.C. UPVC double glazed window and central heating radiator. Laminate flooring.

External



Low maintenance front garden and large side drive leading to the large detached garage. The rear garden is enclosed to the boundary, mainly laid to lawn with a range of mature plants / shrubs and tree's.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

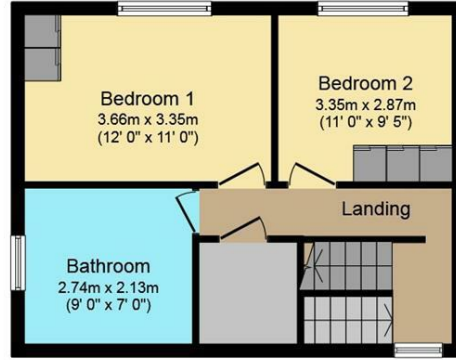
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Floor Plan



Ground Floor

Floor area 55.0 sq. m. (592 sq. ft.) approx



First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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