Whitakers
Estate Agents









14 Selwyn Avenue, North Ferriby, HU14 3AF

£294,000

Set in the heart of the charming and historic village of North Ferriby, this beautifully presented three-bedroom semi-detached home offers generous, family-oriented living within a highly desirable and well-connected community.

Externally to the front aspect, there is an enclosed lawned garden with decorative planting, and a gravelled side drive that accommodates off-street vehicles for multiple vehicles.

Upon entering, the resident is greeted by a large entrance hall that follows to a dining room, spacious lounge, and extended kitchen fitted with a range of integrated appliances.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the lounge open onto a block paved patio that overlooks a generously sized rear garden that is laid to lawn with a raised gravelled seating area, and fencing to the surround.

The residence also benefits from having an attached storage which provides immediate shelter when exiting the kitchen into the garden, a wooden storage shed, and an outside tap.

The accommodation comprises

Front external



Externally to the front aspect, there is an enclosed lawned garden with decorative planting, and a gravelled side drive that accommodates off-street vehicles for multiple vehicles.

Ground floor

Hall
Composite entrance door, UPVC double glazed window, central heating radiator, and laminate flooring.

Dining room 12'5" x 9'2" (3.79 x 2.81)



UPVC double glazed window, central heating radiator, and laminate flooring.

Lounge 14'0" x 12'5" (4.27 x 3.79)



UPVC double glazed French doors with side windows, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Kitchen 16'8" x 13'7" (5.10 x 4.16)





Composite door, three UPVC double glazed windows, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, breakfast island with built-in storage, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 12'7" x 11'4" (3.84 x 3.47)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 11'5" x 10'10" (3.48 x 3.31)



UPVC double glazed window, central heating radiator, built-in wardrobe and cupboards, and carpeted flooring.

Bedroom three 9'4" x 7'5" (2.87 x 2.28)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external





French doors in the lounge open onto a block paved patio that overlooks a generously sized rear garden that is laid to lawn with a raised gravelled seating area, and fencing to the surround.

Additional features

The residence also benefits from having an attached storage which provides immediate shelter when exiting the kitchen into the garden, a wooden storage shed, and an outside tap.

Location

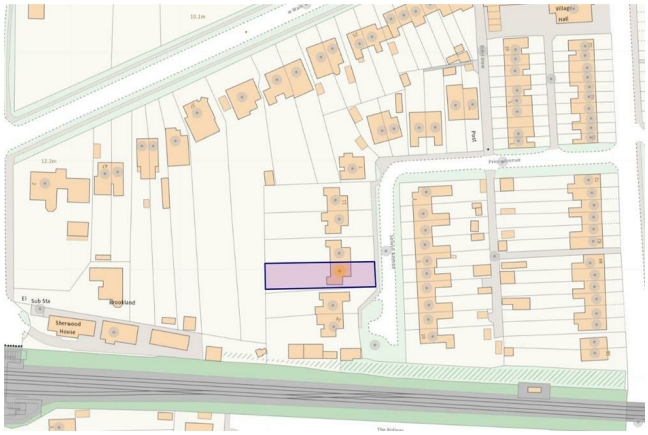
Selwyn Avenue in North Ferriby (HU14 3AF) enjoys a highly desirable setting within one of the most sought-after villages in the East Riding of Yorkshire. Nestled on the north bank of the Humber Estuary, North Ferriby combines a peaceful village atmosphere with excellent connectivity. The property is conveniently placed for local amenities including well-regarded schools, independent shops, cafés and traditional pubs, while nearby countryside and riverside walks offer plenty of outdoor leisure opportunities. For commuters, there are direct rail services from North Ferriby station to Hull and Leeds, and easy road access via the A63/M62 corridor, placing Hull, Leeds and the wider motorway network within comfortable reach. This blend of village charm, natural surroundings and strong

transport links makes Selwyn Avenue an appealing and well-connected residential address.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - NOR087014000
Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2
Broadband - Basic 17 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

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.

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.

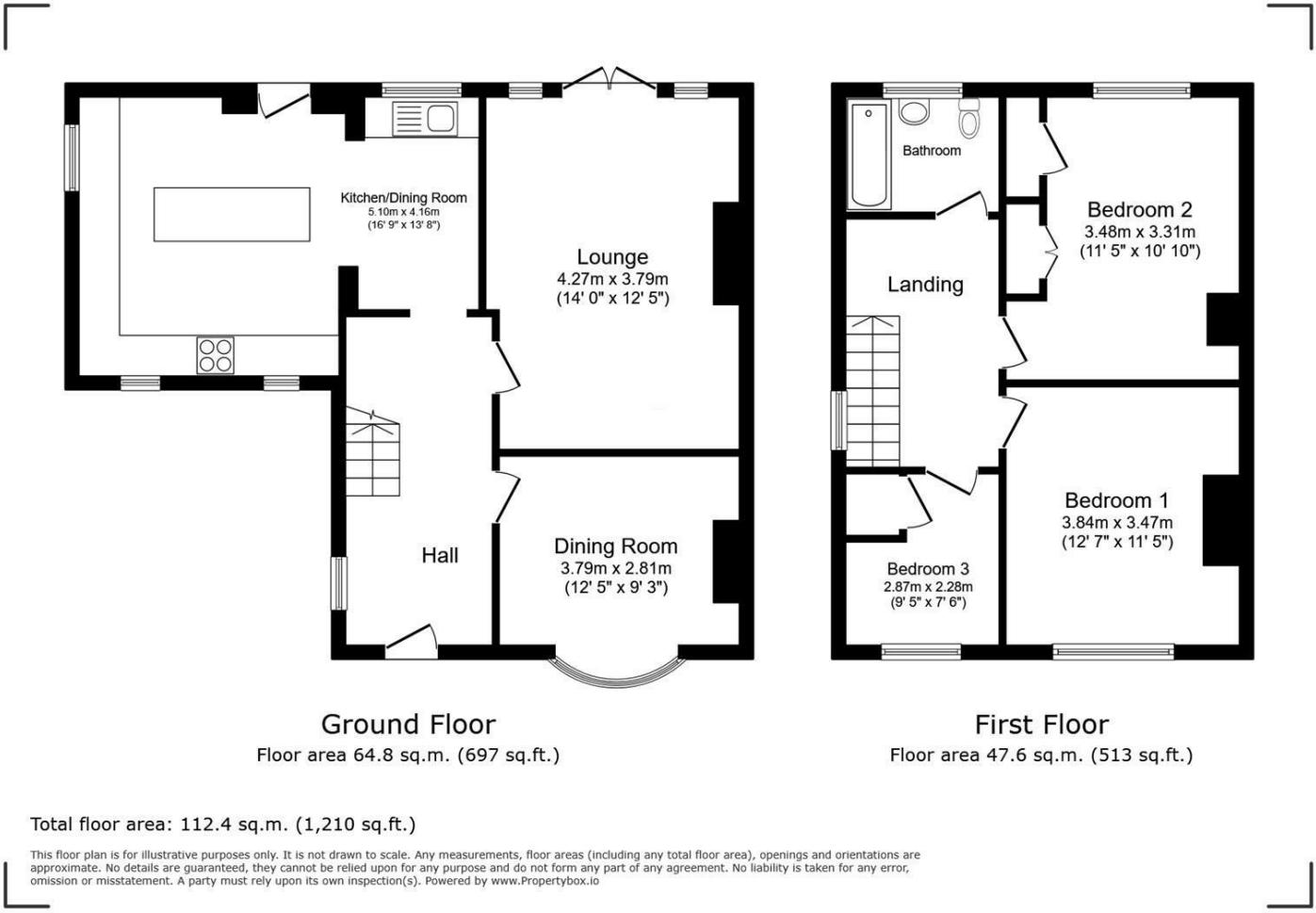
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

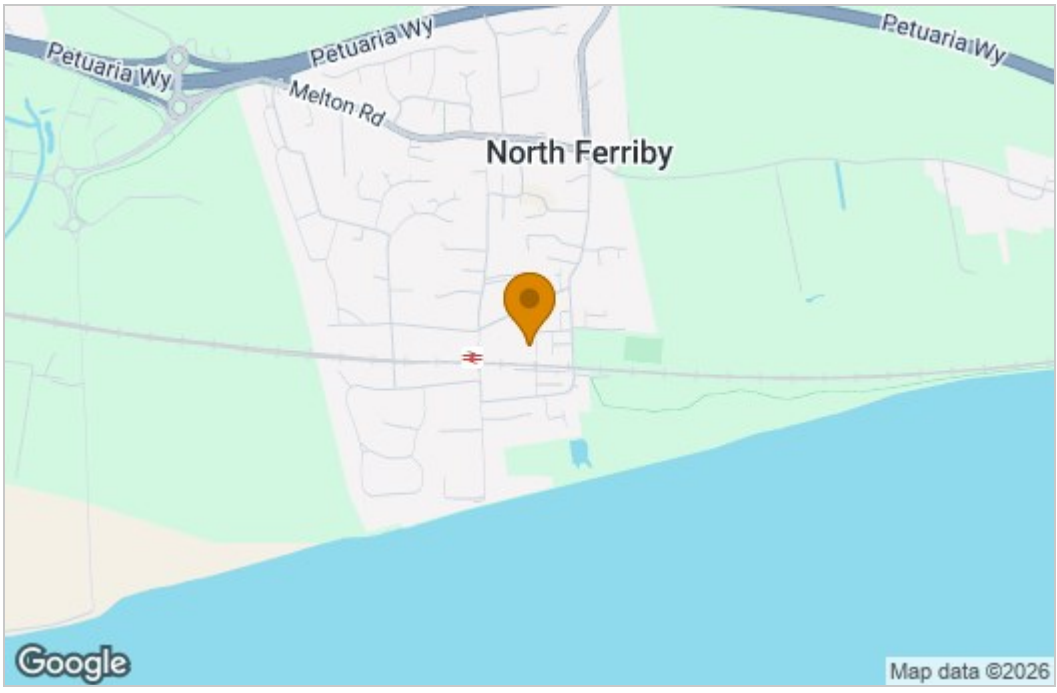
Floor Plan



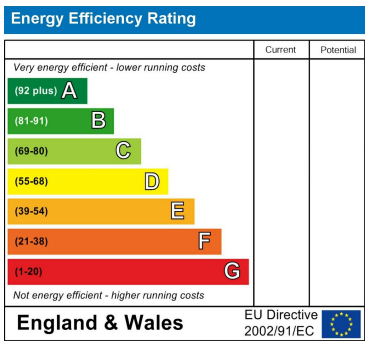
Total floor area: 112.4 sq.m. (1,210 sq.ft.)

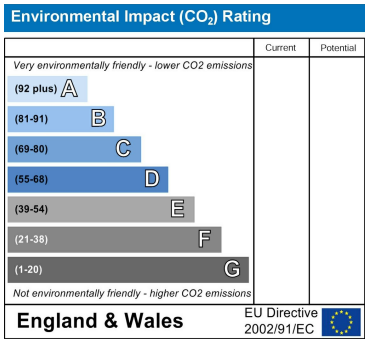
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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