

Whitakers

Estate Agents



20 New Walk, North Ferriby, HU14 3AJ

£328,500

Situated within the highly desirable village of North Ferriby, this traditional semi-detached property presents an exceptional home combining character, comfort, and a sought-after residential setting. This beautifully positioned property offers an inviting balance of village charm and modern living, ideal for those seeking a refined lifestyle in one of the region's most popular locations.

Externally, the front aspect features a lawned garden with boundary hedging to the surround, and a gravelled side drive that accommodates off-street parking

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a spacious lounge, and open plan kitchen / dining room.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom with en-suite, and four bedrooms, all of which are served by a well-appointed bathroom.

French doors from the kitchen open onto a patio overlooking the rear garden, which is predominantly laid to lawn with well-stocked borders. A pathway leads to an additional seating area, while a gate within the boundary fencing provides access to further off-street parking and a detached garage.

The accommodation comprises

Front external



Externally, the front aspect features a lawned garden with boundary hedging to the surround, and a gravelled side drive that accommodates off-street parking

Ground floor

Hall



Composite stained glass entrance door, UPVC double glazed window, central heating radiator, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, and laminate flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Lounge 13'3" x 15'10" (4.04 x 4.84)



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

Kitchen / dining room 15'11" x 15'5" (4.86 x 4.71)



Dining room



Central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, contemporary worktops, and plumbing for a dryer.

Kitchen area



UPVC double glazed French doors and windows, and laminate flooring. Fitted with a range of floor and eye level units, contemporary worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, microwave, fridge-freezer, and washing machine.

First floor

Landing

Sky light, and carpeted flooring. Leading to :

Bedroom one 12'1" x 11'11" (3.70 x 3.65)



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

En-suite



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

Bedroom two 12'10" x 7'8" (3.93 x 2.36)



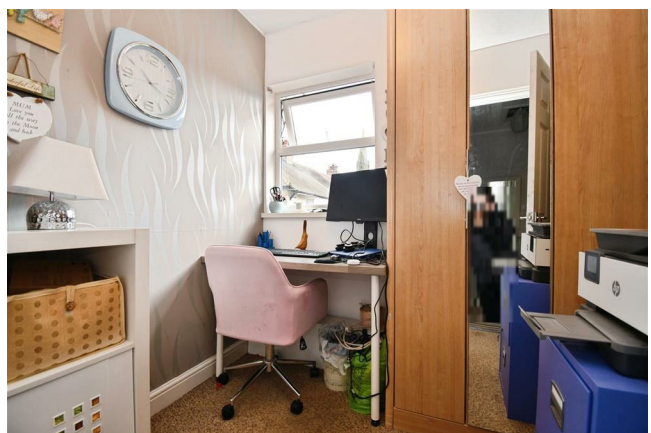
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 9'7" x 7'9" (2.94 x 2.38)



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

Bedroom four 6'10" x 6'6" (2.09 x 2.00)



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

Bathroom



Central heating radiator, and partly tiled to splashback areas with tile effect flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors from the kitchen open onto a patio overlooking the rear garden, which is predominantly laid to lawn with well-stocked borders.

Garage and further off-street parking



A pathway leads to an additional seating area, while a gate provides access to further off-street parking and a detached garage.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - NOR061020000

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / O2

Broadband - Basic 21 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.

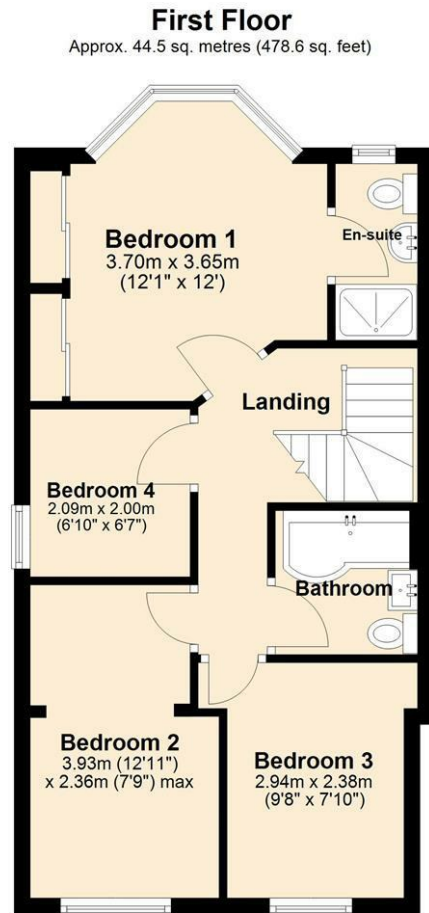
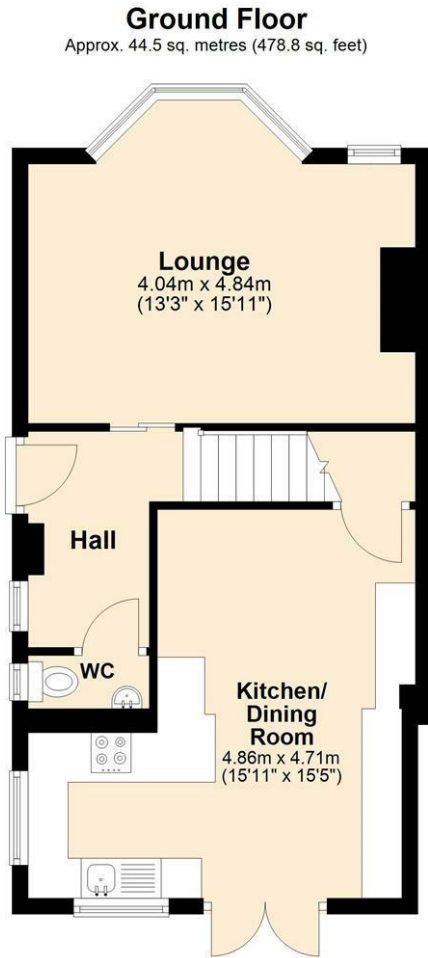
Free Market Appraisals / Valuations

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

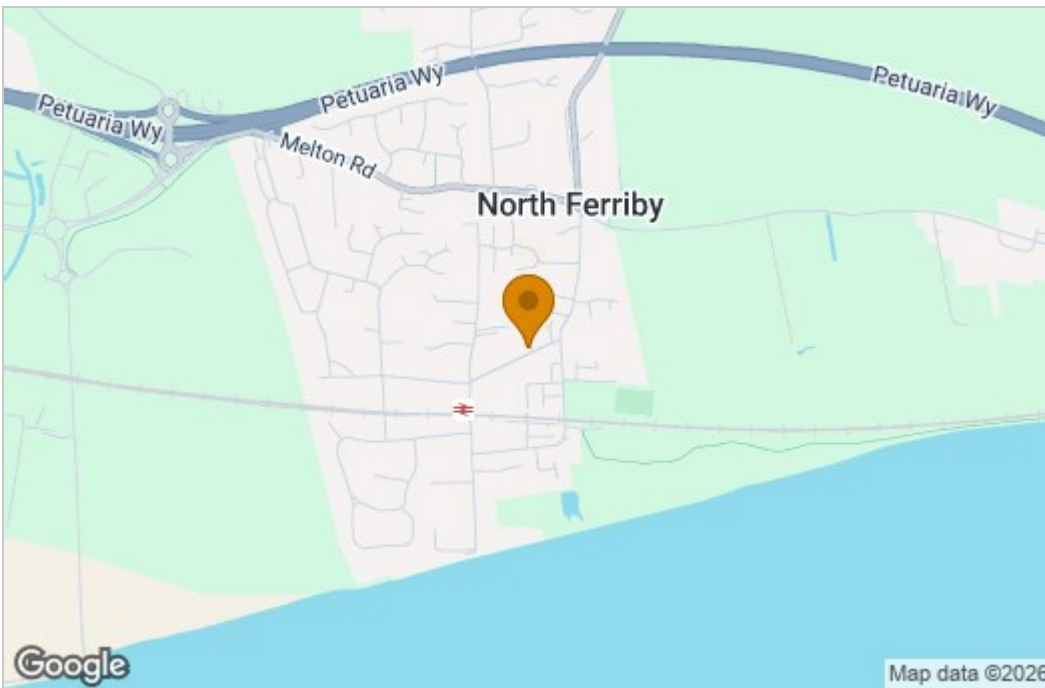
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Floor Plan



Total area: approx. 88.9 sq. metres (957.3 sq. feet)

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			
(39-54) E			
(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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