

Whitakers

Estate Agents



70 Plantation Drive

, North Ferriby, HU14 3BB

£224,950



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Description

No Onward Chain!

This well presented three bed family home is situated in a prime residential location in North Ferriby, well placed to access the A63/M62 motorway networks, and only a short distance to good local schools and a range of amenities in the village its self.

The main features include - entrance, front lounge, dual aspect kitchen which lets the natural light flood the room, dining room with patio doors that open out to the garden and useful W.C.

The first floor boasts three good bedrooms (bed two with built in storage) along with the well appointed family bathroom suite.

The real show stopper however is the large rear garden which is enclosed to the boundary and private, ideal for the growing family.

Early viewings are advised.

Ground Floor

Entrance Hall

Upvc double glazed door and built in storage cupboard.

Lounge

15'5" x 11'1" (4.72m x 3.40m)

Upvc double glazed window to the front elevation, central heating radiator and focal point fireplace with marbled inset and and hearth.

Kitchen

15'5" x 10'0" (4.72m x 3.07m)

Upvc double glazed door leading to the rear elevation, Upvc double glazed window to the front and rear elevation, central heating radiator and fitted with

a range of white floor and eye level units, contemporary worktop with splashback tiles above and sink with mixer tap.

W.C.

Two Upvc double glazed windows to the rear elevation and fitted with a two piece suite comprising wash basin with mixer tap and low flush W.C.

Dining Room

15'5" x 10'0" (4.72m x 3.07m)

Upvc double glazed patio doors leading to the rear external, central heating radiator and focal point fireplace with marbled inset and hearth.

First Floor

Landing

With central heating radiator and access to the loft hatch. Leading to:

Bedroom One

12'9" x 11'1" (3.89m x 3.40m)

Upvc double glazed window to the rear elevation, central heating radiator and built in storage cupboard.

Bedroom Two

12'9" x 11'1" (3.89m x 3.40m)

Upvc double glazed window to the front elevation and central heating radiator.

Bedroom Three

6'11" x 6'11" (2.13m x 2.11m)

Upvc double glazed window to the front elevation and central heating radiator.

Bathroom

5'8" x 5'4" (1.73m x 1.65m)

Upvc double glazed window to the rear elevation,

central heating radiator and fitted with a three piece suite comprising panelled bath with mixer shower, vanity sink with mixer tap and low flush W.C.

External

Externally to the front of the property there is a partly lawned garden with block paved side driveway to accommodate off-street parking; to the rear there is a large enclosed rear garden which is mainly laid to lawn with gravelled seating area and further paved patio seating area beyond.

Tenure

The property is held under freehold tenureship.

Council Tax Band

Council Tax Band - B

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating - D

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

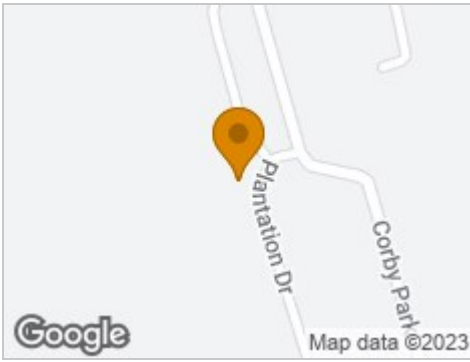
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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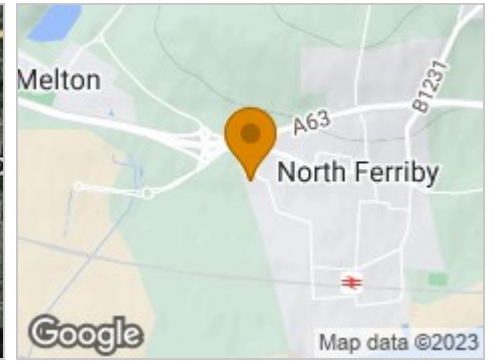
Road Map



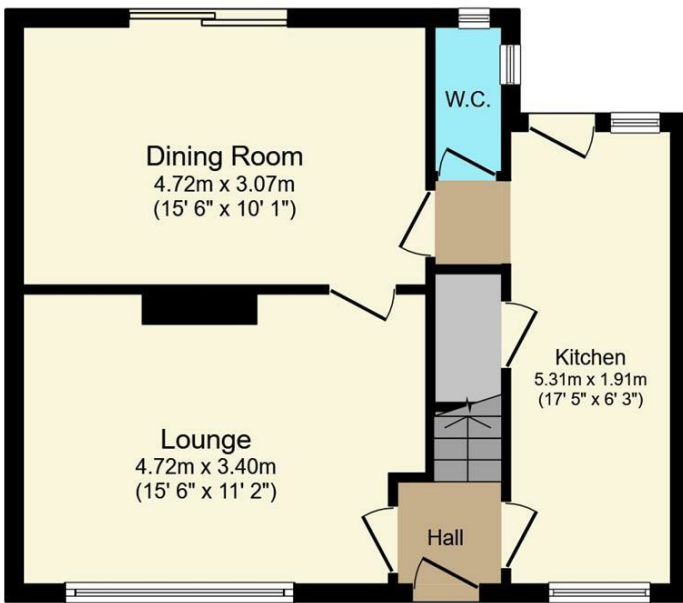
Hybrid Map



Terrain Map

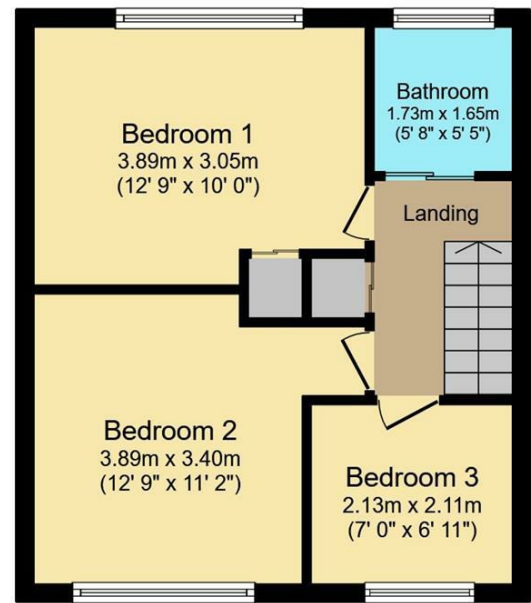


Floor Plan



Ground Floor

Floor area 47.2 sq.m. (508 sq.ft.) approx



First Floor

Floor area 36.6 sq.m. (394 sq.ft.) approx

Total floor area 83.8 sq.m. (902 sq.ft.) approx

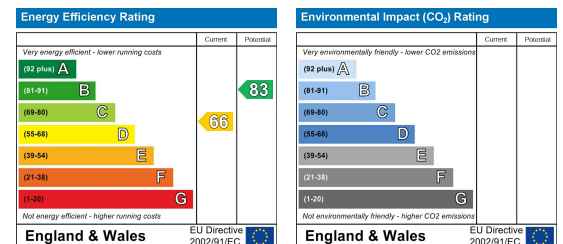
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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