CLUBLEYS

Apartment 3, Manor House Mews, North Ferriby, HU14 3JR

£315,000

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ABOUT THE PROPERTY

EXCLUSIVE 'SOUTH FACING' APARTMENT

Rarely available, simply not one to miss! Manor House Mews boasts four luxury apartments within the highly sought after village of North Ferriby. This stunning property offers three bedroom accommodation with its stunning taste displaying beautiful interior design and decor, thoughtfully planned with a level of care and attention rarely seen today.

A light and bright communal entrance gives access to both floors, as well as a staircase with feature glass balustrade and oak handrail. The accommodation comprises; an open plan kitchen/dining room, living room, master bedroom with ensuite, two additional bedrooms (or study) and family bathroom.

Outside, there are well maintained and manicured communal gardens with electronically operated gates. Private parking and additional visitor parking also available on site. The apartment also benefits from an audio intercom system which is linked to the entrance gates and external front door.

Tenure - Leasehold
Council Tax Band - E

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East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR COMMUNAL ENTRANCE HALL
Generous communal entrance hallway gives access to both floors, staircase with feature glass balustrade & oak handrail.

FIRST FLOOR

OPEN PLAN KITCHEN/DINING ROOM
6.96 x 4.76 (max) (22'10" x 15'7" (max))
With a fitted storage cupboard and sideboard to the dining room which extends into the light & airy kitchen, designed & fitted with a range of wall & base units with solid wood work surfaces, a central island with breakfast bar having waterfall edges that extend into the dining table. With a range of integrated appliances including electric fan oven, microwave, induction hob with extractor hood over, fridge, freezer & dishwasher. With utility room/store offering plumbing for a washing machine, space for tumble dryer & water softener. Spot lighting & feature pendant lighting. Karndean flooring extending into the ...

UTILITY/STORE
2.780 x 1.140 (9'1" x 3'8")
Utility room with plumbing for washing machine and ample storage.

LIVING ROOM
4.93 x 4.07 (16'2" x 13'4")
The generous lounge offers feature gas fireplace display, built in shelving, spot & ceiling lighting, radiator. Windows to the front.

MASTER BEDROOM
4.27 x 4.07 (14'0" x 13'4")
Generous bedroom with windows to side aspect with three double fitted wardrobes & radiator.

ENSUITE
2.29 x 2.84 (7'6" x 9'3")
A generous in size contemporary ensuite comprising of walk in double shower with stainless steel mains shower, his & hers sinks with vanity units & drawer storage underneath, concealed low level WC with push button flush. Part tiled walls, extractor fan, privacy window to side aspect & spot lighting, radiator.

BEDROOM TWO
3.37 x 3.54 (11'0" x 11'7")
Additional generous bedroom with two double fitted wardrobes, radiator, window to the rear.

FAMILY BATHROOM
1.27 x 4.07 (4'1" x 13'4")
White contemporary three piece suite comprising of panelled bath with stainless steel waterfall shower, vanity sink unit with moulded sink and drawer storage underneath & concealed low level WC with push button flush. Part tiled walls, extractor fan, privacy window to side aspect, spot lighting & radiator.

BEDROOM THREE/STUDY
2.54 x 2.59 (8'3" x 8'5")
Additional bedroom with floor-to-ceiling window to the front, radiator.

EXTERNAL
Externally there are beautifully manicured communal gardens with electrically operated gates. Private parking & visitor parking are also available on site. The apartment also benefits from an audio intercom system which is linked to the entrance gates & external front door.

ADDITIONAL INFORMATION
We understand that the property is leasehold with the lease commencing from the 1st January 2017 & is for 999 years.

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES
Mains water, drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) & for guidance only - Buyers are advised to check for their own reassurance.

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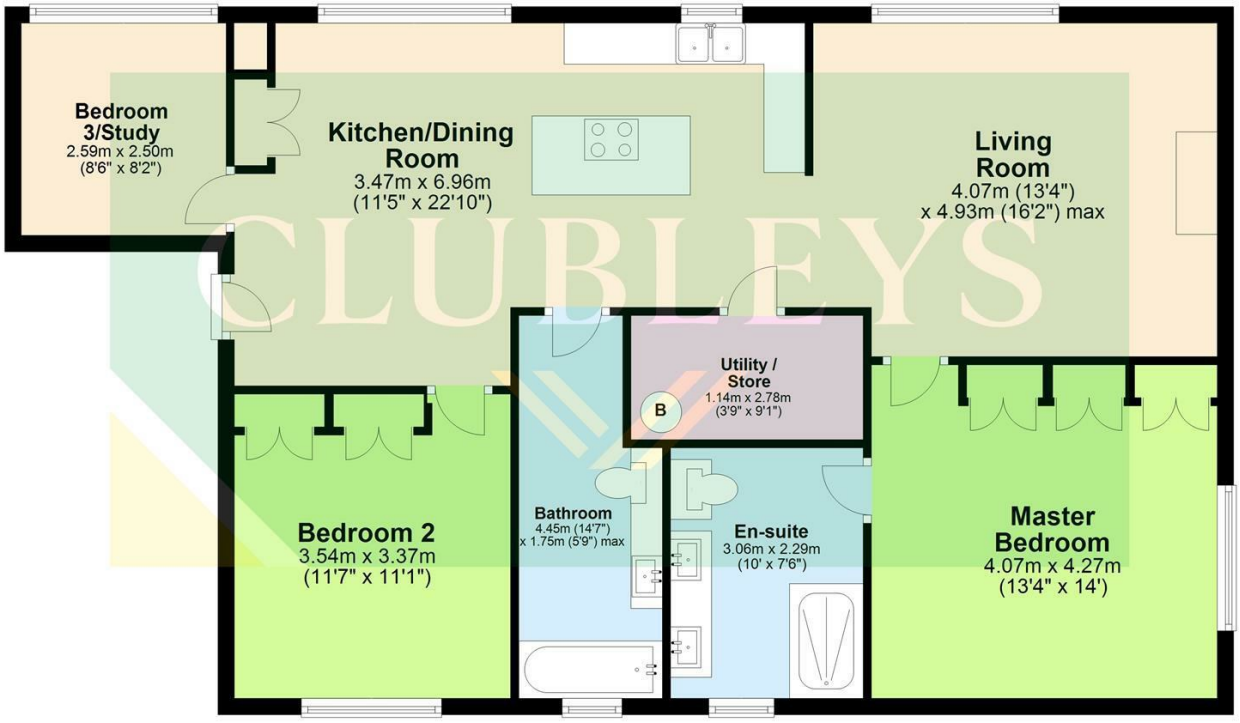
Ground Floor



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

CLUBLEYS

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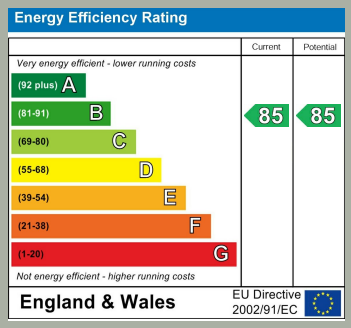

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.