CLUBLEYS

9, Humber Road, North Ferriby, HU14 3DN

£179,950







Situated in the highly sought-after village of North Ferriby, this delightful character home offers an excellent opportunity to enjoy village living. Blending traditional charm with tasteful modern updates, the property provides comfortable and well-presented accommodation ideally suited to first-time buyers, downsizers, or those seeking a home with character.

The property enjoys attractive outdoor spaces, including an enclosed rear courtyard and a separate garden area, perfect for relaxing or entertaining. With a wealth of local amenities, well-regarded schools, excellent transport links, and picturesque countryside and riverside walks close by, this appealing home combines convenience, charm, and lifestyle in equal measure.

Tenure - Freehold
Council Tax Band - B
Epc - C

Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Glazed panelled entrance door leading into entrance hall with tiled flooring and staircase leading to the first floor accommodation.

LIVING ROOM
4.00 x 3.81 (13'1" x 12'5")
A welcoming reception room with original feature fireplace set on a slate hearth. Laminate flooring, understairs storage cupboard. Window to the front elevation.

DINING ROOM/RECEPTION ROOM
2.56 x 2.26 (8'4" x 7'4")
Enjoying two windows to the rear elevation, this room benefits from an abundance of natural light. Double French doors provide direct access to the courtyard, creating an excellent connection between the indoor and outdoor living spaces.

MODERN KITCHEN
4.00 x 2.80 (13'1" x 9'2")
Modern fitted kitchen offering a range of wall, drawer and base units with complementary walnut-effect work surfaces. Features include a stainless steel 1½ bowl sink unit with mixer tap, a larder cupboard housing the Ideal combination boiler, and an integrated electric oven with four-ring induction hob and extractor hood over. A window to the rear elevation provides natural light. A door leads to the separate utility area, which offers space and plumbing for a washing machine and fridge/ freezer storage.

FIRST FLOOR ACCOMODATION

LANDING

MASTER BEDROOM
4.03 x 2.89 (13'2" x 9'5")
Window to the front elevation, creating a bright and airy atmosphere. A generously proportioned double bedroom featuring an original fireplace with open grate and attractive period surround, complemented by original built-in cupboards that provide useful storage while enhancing the room's character.

BEDROOM TWO
2.55 x 3.02 (8'4" x 9'10")
Good-sized double bedroom with a window to the rear elevation, allowing for plenty of natural light. The room also benefits from loft access, providing additional storage potential. The room also benefits from a “pull down” ladder loft access. The loft is boarded and has a velux window fitted. This can easily be converted into additional accommodation subject to the normal planning application.

FAMILY BATHROOM
2.56 x 1.92 (8'4" x 6'3")
Modern suite comprising: contemporary p-shaped bath with rainfall shower over and handheld shower attachment, low-flush WC, surface-mounted ceramic vanity wash hand basin with mixer tap, chrome towel radiator. Window to the rear elevation provides natural light and ventilation.

OUTSIDE
The front of the property is predominantly laid to lawn, with a gravelled pathway leading to the main entrance. To the rear, there is a paved courtyard with a pedestrian access gate, enclosed by attractive brick wall boundaries. The property further benefits from a separate lawned garden area, providing additional outdoor space.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcome.org.uk?en-gb/broadband-coverage
*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcome.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 services to you. Details can be found on our website.
We believe the tenure of the property to be Freehold.

SERVICES
Mains gas, electricity, water and drainage are connected.

APPLIANCES
None of the appliances have been tested by the agent.

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

rightmove ZOOPLA

clubleys.com













Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 71.0 sq. metres (764.6 sq. feet)

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.

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.

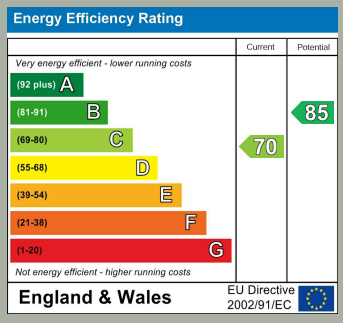
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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

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.