Whitakers
Estate Agents









78 Plantation Drive, North Ferriby, HU14 3BB

£230,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this recently refurbished semi-detached property which has been thoughtfully extended to suit the needs of a growing family seeking to reside within the sought after North Ferriby village, and take advantage of the Parish's numerous transport routes accessible from Melton Road.

Externally to the front aspect, there is a gravelled garden enhanced with decorative planting. The kerb has been lowered to accommodate off-street parking for multiple vehicles.

Upon entry, the resident is greeted by a lobby that opens into a spacious lounge, and fitted kitchen which features an adjoining rear lobby that incorporates a cloakroom, and utility with built-in storage.

A fixed staircase rises to the first floor landing which allows access to the loft hatch, and leads to two double bedrooms, and a good third bedroom. All rooms are served by a bathroom furnished with a modern three-piece suite.

The generously sized rear garden is mainly laid to lawn with perimeter fencing to the surround, and complemented with wooden decking seating areas with a faux grass section. The residence also benefits from having a wooden storage shed, and an outside tap.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden enhanced with decorative planting. The kerb has been lowered to accommodate off-street parking for multiple vehicles.

Ground floor

Lobby
UPVC double glazed door, central heating radiator, fitted cupboard housing the fuse board, and carpeted flooring. Leading to :

Lounge 11'4" x 15'8" maximum (3.46 x 4.79 maximum)





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

Kitchen 10'1" x 15'8" (3.08 x 4.79)




UPVC double glazed window, central heating radiator, built-in storage cupboard that houses the boiler, and vinyl flooring.

Inner lobby



Central heating radiator, and vinyl flooring. Leading to :

Cloakroom
UPVC double glazed window, and vinyl flooring. Furnished with a low flush W.C.

Utility room 9'10" x 4'10" (3.00 x 1.48)
UPVC double glazed door and window, built-in and fitted storage cupboards, and vinyl flooring.

First floor

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

Bedroom one 11'4" x 10'7" (3.47 x 3.25)



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

Bedroom two 10'2" x 12'11" (3.11 x 3.94)



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

Bedroom three 7'2" x 9'6" (2.20 x 2.90)



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

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The generously sized rear garden is mainly laid to lawn with perimeter fencing to the surround, and complemented with wooden decking seating areas with a faux grass section. The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - NOR072078000
Council Tax band - B

EPC rating
EPC rating - C

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

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

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.

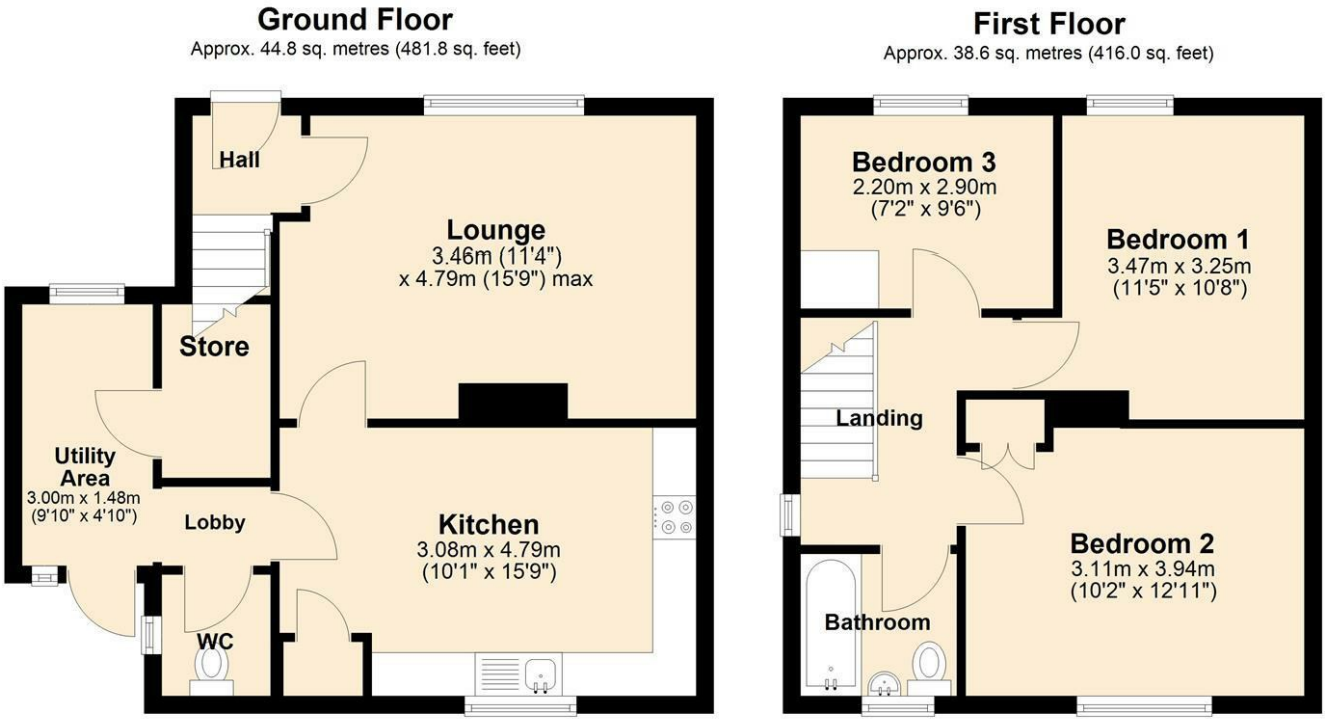
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

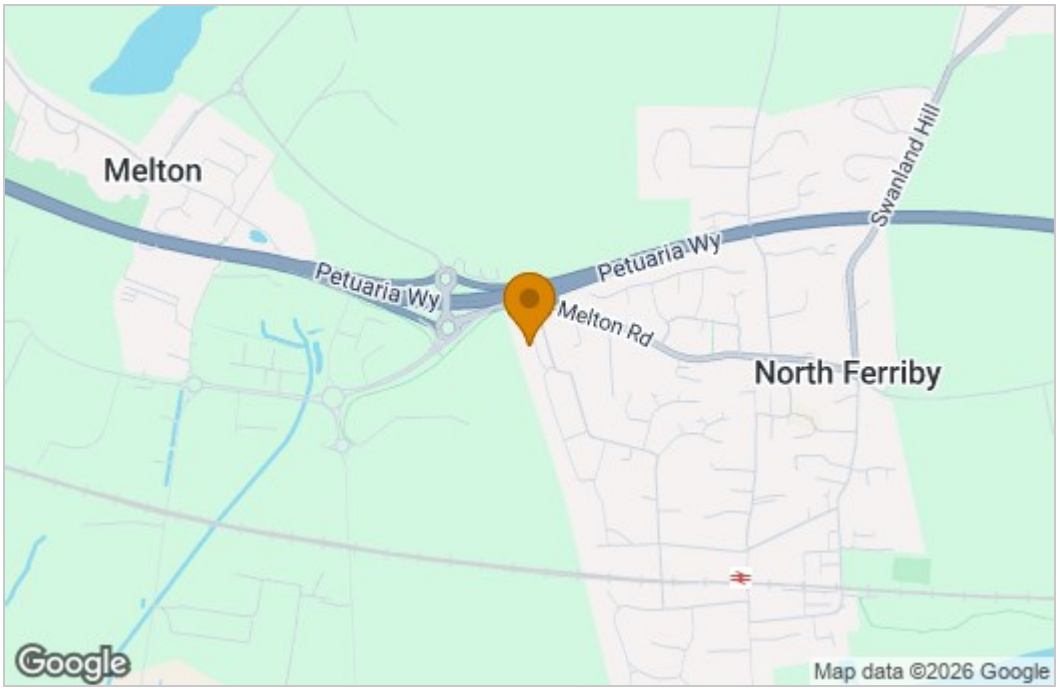
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of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

Floor Plan

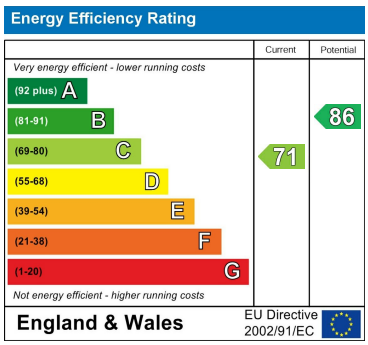


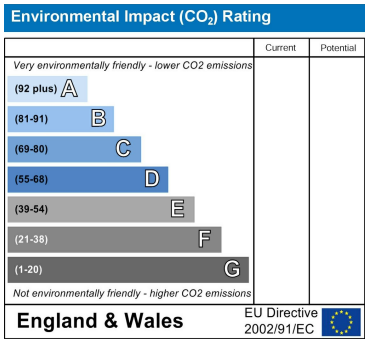
Total area: approx. 83.4 sq. metres (897.7 sq. feet)

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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