



9 Wilson Close, North Ferriby  
£185,000

An extended 3 Bedroom home which offers beautifully appointed accommodation throughout and is located centrally within the village.

### INTRODUCTION

Enjoying a cul-de-sac position towards the centre of the popular village of North Ferriby, this 3 Bedroom Semi-Detached home offers beautifully appointed extended accommodation. The property features modern fittings throughout and briefly comprises Entrance Hall, Living Room, modern Breakfast Kitchen opening to Day Room, 3 first floor Bedrooms and modern Bathroom. Outside there are gardens to the front and rear, a driveway and garage.

### LOCATION

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in

the village and a main line station at nearby Brough.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

Allowing access to the property through a uPVC door, the Entrance Hall allows access to Living Room and features staircase to first floor

##### LIVING ROOM 16'5 into bay x 11'9 (5.00m into bay x 3.58m)

Having bay window to front elevation, feature fireplace incorporating living flame gas fire housed within marble effect surround and hearth, under stair storage cupboard

##### BREAKFAST KITCHEN 10' x 15' (3.05m x 4.57m)

Fitted with a range of modern wall and base units mounted with complimentary work surfaces and tiled splashbacks, 1 ½ bowl ceramic sink unit with chrome mixer tap, integrated electric oven, gas hob beneath extractor hood, space and plumbing for automatic washing machine and dishwasher, ceramic tiled flooring, space for dining table and archway through to:

### DAY ROOM

Extended to the rear of the property this fabulous room offers further living living accommodation with pleasant views in to the garden. The room is constructed of uPVC above brick base and has door opening to the rear garden

### FIRST FLOOR

#### LANDING

With window to the side elevation

#### BEDROOM 1 14'2 x 8'4 (4.32m x 2.54m)

With feature bay window to front elevation

#### BEDROOM 2 11'1 x 8'4 (3.38m x 2.54m)

With window to rear elevation

#### BEDROOM 3 7'10 x 6'5 (2.39m x 1.96m)

With window to front elevation

### BATHROOM

Fitted with a modern three piece white suite comprising WC, pedestal wash basin and bath with shower and screen. Finished with tiled walls and floor, window with privacy glass to rear elevation

### OUTSIDE



To the front of the property there is a lawned garden which abuts the roadside. A driveway allows parking for several vehicles and leads to a garage. The rear garden is particularly private and features a main lawn, brick sett patio adjoining the property and a raised decked area to one corner

### **GARAGE**

Accessed via a brick sett driveway which leads to the garage. The garage features an up and over door

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVCu double glazed frames

**COUNCIL TAX** - The property lies within Band C (East Riding Of Yorkshire Council)

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but

would be subject to separate negotiation.

**AGENTS NOTE** - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

### **VIEWING**

Strictly by appointment with the sole agents

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licenced Credit Brokers. Written quotations on request.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING**

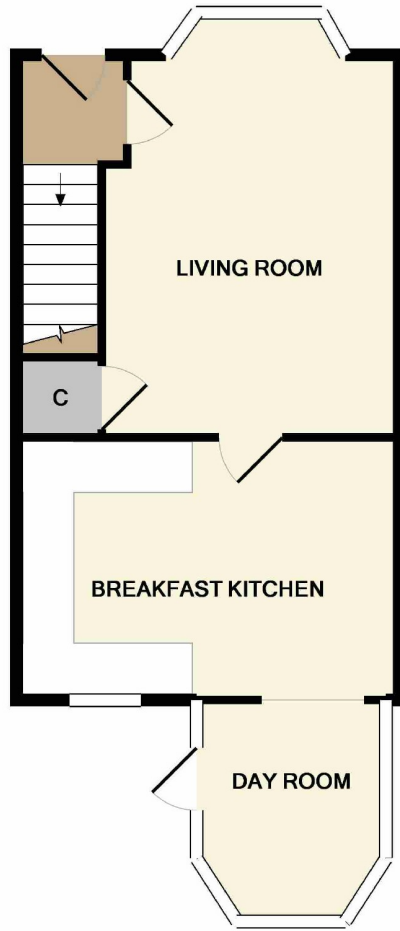
We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENT NOTES**

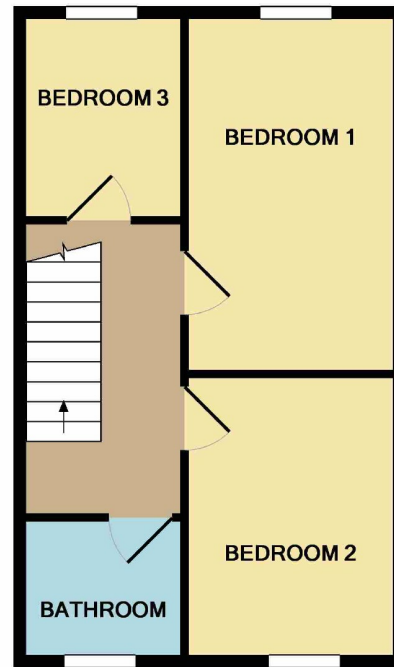
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Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.



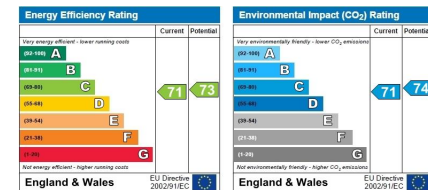


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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