

Apartment 3, Manor House Mews,
North Ferriby, Woodgates Lane, HU14 3JR
£325,000



ABOUT THE PROPERTY

Manor House Mews is an exclusive development of four luxury apartments located on Woodgates Lane within the highly desirable village of North Ferriby. This first floor south facing apartment offers three bedroom accommodation with exquisitely designed interiors and has been fitted out with a level of care and attention rarely seen today with a superb specification to match.

The generous communal entrance hallway gives access to both floors, as well as a staircase with feature glass balustrade and oak handrail. The accommodation comprises; ground floor communal entrance hall leading to the first floor apartment boasting 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 electrically operated gates. Private parking and visitor parking are also available on site. The apartment also benefits from an audio intercom system which is linked to the entrance gates and external front door.

Rarely available, simply not one to miss. Contact us today to arrange your appointment to view internally.

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 ...

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 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 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

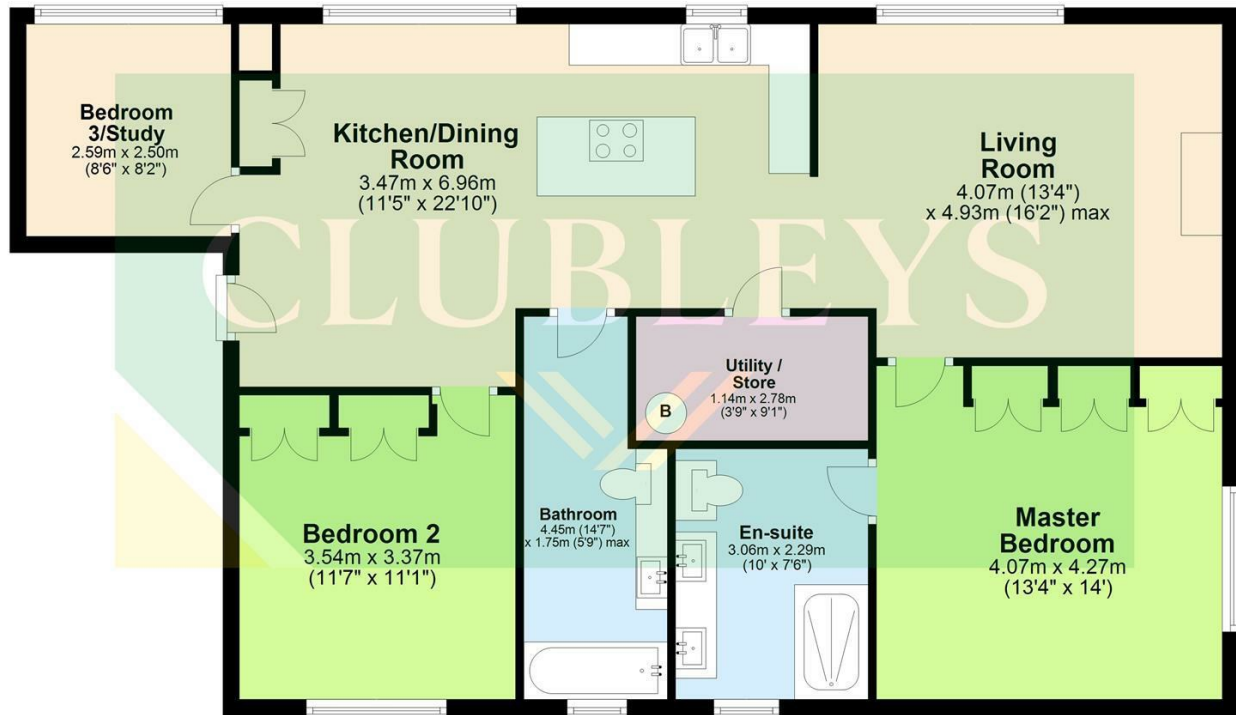
No appliances have been tested by the agent.

MEASUREMENTS/FLOORPLANS

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



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>

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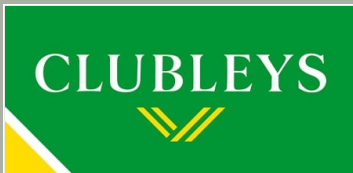
MORTGAGES

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.