



Apartment 9, Wellingtonia House,
North Ferriby, HU14 3JD
£230,000



Stunning position in a popular residential complex. This beautiful duplex top floor apartment offers spacious living accommodation comprising: three bedrooms, Master bedroom with ensuite bathroom and Juliette balcony with fabulous views over the Humber estuary. There is a modern family bathroom and a separate cloakroom.

An open plan fully equipped kitchen, dining area and lounge with French doors and balcony. Sitting proudly in the heart of North Ferriby. The complex has a useful lift and allocated parking, with mature grounds. Viewing is essential to fully appreciate the level of accommodation available. Perfect 'lock up and go!'.



Tenure: Leasehold
East Riding of Yorkshire
BAND: E

ENTRANCE HALLWAY

4.823 x 1.908 max (15'9" x 6'3" max)

Leading into hallway with stairs off, cloakroom, understairs cupboard and doors to lounge and bedroom

CLOAKROOM

2.312 x 0.993 (7'7" x 3'3")

Low level WC, pedestal wash hand basin, radiator, extractor fan

KITCHEN

3.451 x 4.803 (11'3" x 15'9")

Fitted with a vast range of base, floor and wall mounted units with integrated fridge/freezer, dishwasher and washer. Built in double oven and induction hob, with extractor hood over. Down lights and under counter light, Complimentary worktop and tiled splashback, double sink drainer with mixer tap. Tiled flooring in kitchen area, laminate flooring to dining area.

LOUNGE

3.461 x 3.861 (11'4" x 12'8")

Light and airy spacious room with French doors and glazed side panels

BEDROOM TWO

2.797 x 3.863 (9'2" x 12'8")

UPVC double glazed window to rear elevation, laminated flooring.

FIRST FLOOR - DUPLEX

LANDING

2ND External door out on to the main landing. Boiler cupboard, walk in wardrobes, loft access and doors to...

BATHROOM

4.180 x 2.146 (13'8" x 7'0")

Modern suite, fully tiled: comprising, panel bath, separate shower cubicle, low level WC, pedestal wash basin, heated towel rail, extractor fan, downlights, fixed wall to wall mirror.

MASTER BEDROOM

5.231 x 4.008 max (17'1" x 13'1" max)

UPVC double glazed door with glazed side panels either side, leading out to Juliette Balcony, laminate flooring, fixed wall to wall mirror. Door leading to...

ENSUITE BATHROOM

2.303 x 2.195 (7'6" x 7'2")

Modern suite, fully tiled bathroom, white suite comprising: corner bath with shower head and mixer tap, low level WC and pedestal wash basin, down lights, extractor fan, and heated towel rail.

BEDROOM THREE

2.175 x 3.855 (7'1" x 12'7")

UPVC double glazed window to rear elevation, wall to wall built in wardrobes, laminate flooring.

EXTERNAL

To the rear of the complex there is an allocated numbered parking and visitor parking.

ADDITIONAL INFORMATION

*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.

EPC RATING - TBC COUNCIL TAX BAND E

SERVICES

Mains drains, water and electricity are connected.

APPLIANCES

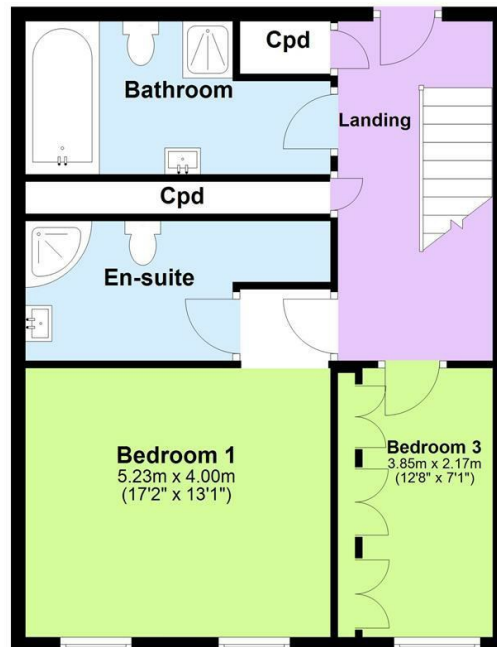
None of the appliances have been tested by the agent.



Ground Floor



First Floor



Total area: approx. 117.6 sq. metres (1265.7 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

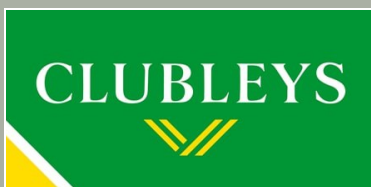
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 69 |
| (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.