



Stratton Park, Swanland, East Yorkshire, HU14 3NN

FINE & COUNTRY

AN EXCITING REFURBISHMENT OPPORTUNITY IN ONE OF THE MOST DESIRABLE LOCATIONS IN SWANLAND JUST OFF TRANBY LANE



This very realistic price reflects the opportunity to stamp your own style on this blank canvas whilst significantly increasing its value. The property currently provides over 2000 sq ft of living accommodation with five bedrooms, three bathrooms and three receptions plus double garaging, good off-street parking and a west facing garden to the rear. Take a look at the floorplan to fully appreciate the potential of this property. Situated within walking distance of the highly regarded Swanland Primary School and offering easy access to the city, A63, M62 and the Humber Bridge.

Location

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance

Via entrance door to ...

Entrance Hallway

With staircase leading to the first floor, cloaks cupboard and further storage cupboard.

Cloakroom/W.C.

With low flush w.c. and vanity wash hand basin.





Lounge

Enjoying a dual aspect with window to the front elevation and sliding doors opening onto the rear garden.

Dining Room

With sliding doors opening onto the rear garden.

Kitchen

With a range of fitted wall and base units with laminate worktops, double sink and drainer, double oven, four ring hob, integrated fridge and plumbing for dishwasher. There is ample room for a dining table and chairs. French doors leading through to the orangery.

Utility Room

With fitted wall and base units, sink and drainer, integrated freezer, plumbing for washing machine, window to side and external access door to lobby and double garage.

Orangery

With double doors opening onto the rear garden.

First Floor

Landing

With cylinder cupboard.



Bedroom 1

With fitted wardrobes and window to the front elevation.

En-suite Bathroom

With a suite comprising Jacuzzi bath, twin vanity wash hand basins, shower enclosure and low level w.c. Window to the rear elevation.

Bedroom 2

With windows to front and side elevations and fitted wardrobes.

En-suite

With a suite comprising shower enclosure, vanity wash hand basin and low level w.c. Tiling to walls and window to the side elevation. There is also a traditional Swedish sauna.

Bedroom 3

With built-in wardrobes and window to the rear.

Bedroom 4

With built-in wardrobe and window to the rear.

Bedroom 5

With built-in wardrobe and window to the rear elevation.

Shower Room

With a suite comprising shower enclosure, vanity wash hand basin and low level w.c. Tiling to walls and window to the side elevation.

Outside

To the front of the property is a driveway providing excellent parking and there is a double garage. The rear garden enjoys a westerly aspect and is mainly lawned with patio area.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

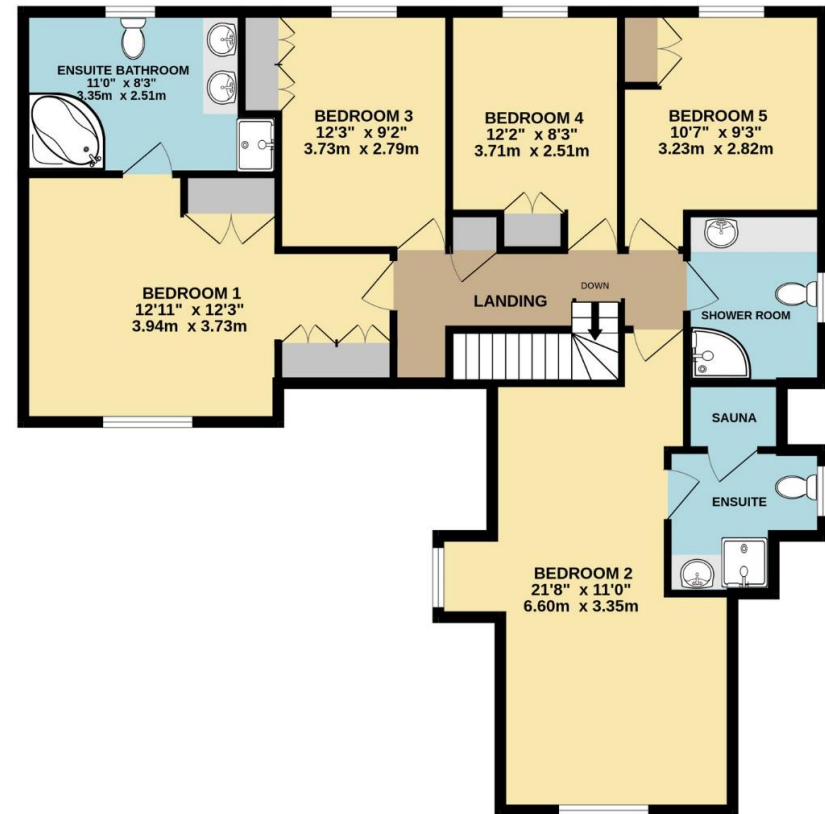
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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

