



Swanland Garth, North Ferriby, East Riding of Yorkshire, HU14 3LL

THIS SUBSTANTIAL BUNGALOW APPROXIMATELY 2,000 SQ.FT. SITS HIGH ON SWANLAND HILL WITH HUMBER VIEWS ON A PLOT OF APPROXIMATELY ¼ OF AN ACRE



This generously proportioned true bungalow offers extremely versatile accommodation with three car garaging in one of the most desirable locations in the region. Take a look at the floorplan to fully appreciate the space this property offers. Featuring a 29ft living kitchen, three very good size bedrooms all en-suite, master bedroom with dressing room, sunroom with Humber views and two studies. There is enormous scope to develop the garage subject to consent which offers potential for an annex, granny flat etc.

Location

The village of North Ferriby lies approximately seven miles to the west of the centre of Hull and offers a variety of local shopping facilities within the village centre, in addition to which there is a primary school and sporting facilities. First class road and rail connections are available as a link into the A63 dual carriageway lies approximately one mile to the west and there is a main line British Rail Station within the village. There are also four local golf courses within ten minutes driving time.

Accommodation

The accommodation is arranged on one level and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

Study

Open Plan Living Kitchen

The kitchen area includes a range of floor and wall cabinets with complementing marble worktops, single drainer sink unit and range oven.





Inner Hall

Built-in cloaks cupboard and cloakroom/w.c. with wash hand basin. Gives access to the ...

Lounge

With double doors from the entrance hall. Raised contemporary fireplace and patio doors enjoy a delightful south facing aspect to the garden.

Sunroom

Enjoying Humber views.

Rear Hall

Built-in linen cupboard and study area.

Master Bedroom

Walk-in bay window. Open plan to the ...

Dressing Room

With a range of fitted wardrobes and drawer units.

En-suite Shower Room

Features a four-piece suite comprising shower cubicle, cantilevered wash hand basin, low level w.c. and bidet with full complementing tiling and heated towel rail.



Bedroom 3

Includes a range of fitted wardrobes.

En-suite Shower Room

Half-tiled complementing a three piece suite comprising corner shower, pedestal wash hand basin and low level w.c.

Bedroom 2/Guest Suite

Currently used as a sitting room with a large picture window enjoying the Humber view.

En-suite Shower Room

Includes shower cubicle and wash hand basin.

Outside

There are two separate driveways providing off street parking for multiple vehicles.

The second driveway has double timber gates providing a wide access to the rear. The rear garden has been landscaped to provide many interesting features and sitting areas taking full advantage of the view and available sunshine.

Integral Garage

With space for at least three cars.

Services

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

Tenure

The property is freehold.

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 sealed unit double glazed windows.

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 F*

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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

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:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



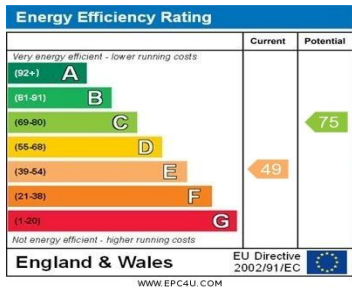
GROUND FLOOR
2333 sq.ft. (216.7 sq.m.) approx.



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TOTAL FLOOR AREA : 2333 sq.ft. (216.7 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 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

