



27 West Leys Road, Swanland, North Ferriby, HU14 3PA

FINE & COUNTRY



# EXPERIENCE UNMATCHED LUXURY AT SWANLAND'S PREMIER ADDRESS



Nestled on one of the most prestigious roads in the county, this exquisite property offers an unparalleled lifestyle. With impeccable design and unmatched attention to detail, this home features five fitted bedrooms, an open-plan living dining kitchen with bi-folding doors that open to a south-west facing garden, and a wealth of luxurious extras. It's the ideal choice for those who seek elegance and comfort in a prime location.



## From the Agent's Perspective

This property on West Leys Road is a true gem. Situated in a highly coveted area, it boasts everything a discerning family could desire. The open-plan living dining kitchen is perfect for entertaining, seamlessly connecting to a beautifully landscaped garden through bi-folding doors. The five fitted bedrooms offer generous space, while two en-suites provide a touch of luxury. With double-width parking and a double garage, convenience is paramount. Every detail and high-spec feature has been meticulously chosen, making this home a standout in a prestigious neighborhood.







## From the Owner's Perspective

Living here has been nothing short of extraordinary. The location is perfect for family life, with young families and a vibrant community atmosphere. Our children enjoy walking to the nearby Swanland Primary School and playing on the green. The south-west facing garden is a sun-drenched haven, ideal for relaxation and entertaining. The premium extras make the house feel luxurious, and the meticulous upkeep means peace of mind. It's a perfect blend of location, lifestyle, and luxury.





## Tenure

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.

## Site Plan Disclaimer

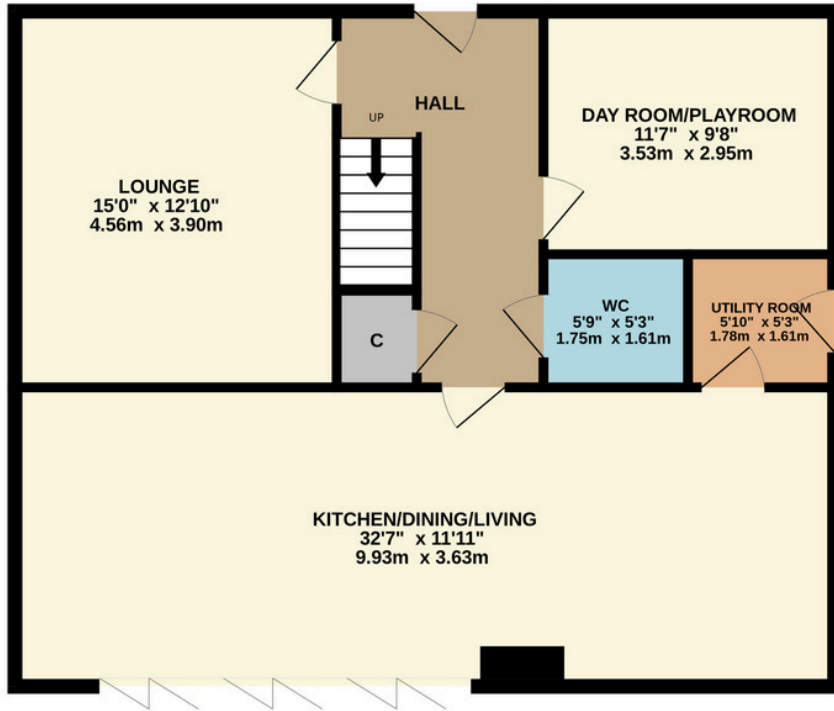
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

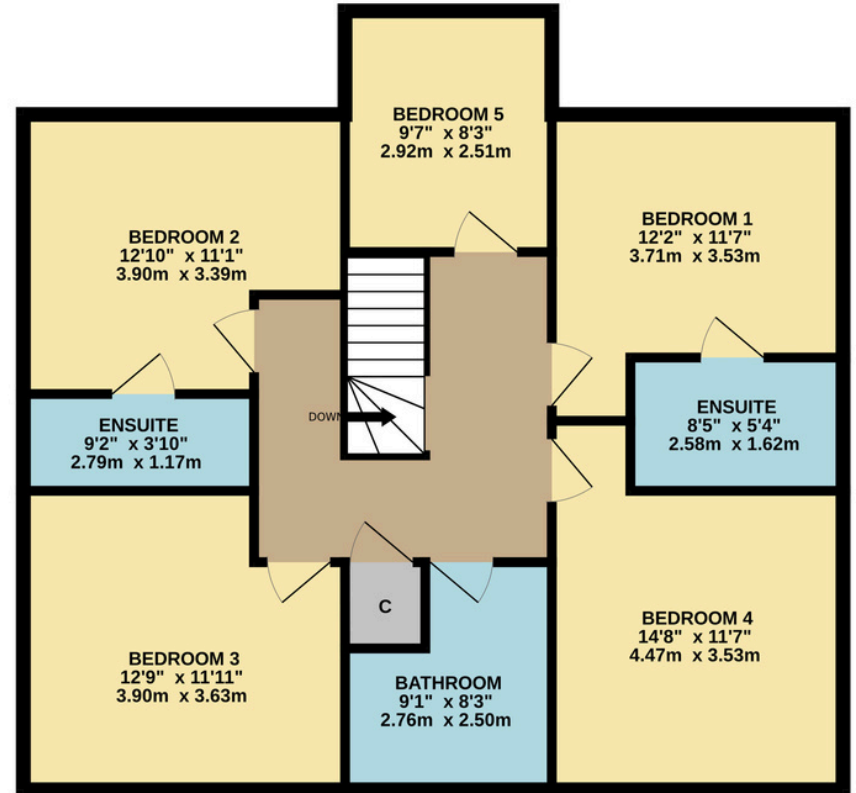
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



WEST LEYS ROAD, SWANLAND, NORTH FERRIBY, HU14 3PA

TOTAL FLOOR AREA : 1780 sq.ft. (165.4 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

