

**staniford**  
grays



8 Northdale Park, Swanland, HU14 3RH

£290,000





# 8 Northdale Park

Swanland, HU14 3RH

- NO ONWARD CHAIN
- FOUR BEDROOMS
- STUDY/STUDIO TO REAR
- DETACHED
- IMPROVEMENT POTENTIAL
- THREE RECEPTION ROOMS
- LONG DRIVEWAY AND GARAGE
- VIEWING ADVISED

DECEPTIVELY SPACIOUS FAMILY HOME OFFERING SCOPE FOR IMPROVEMENT AND RE-MODELLING.

Offering a genuine opportunity to secure a detached and 4 bedroom home built in a gambrel (Dutch colonial) style and at an affordable price point within the village of Swanland. The living space comes ideally suited for family profiles looking for flexible reception areas.

Attractively positioned and located on the peaceful cul-de-sac of Northdale, Staniford Grays invite for inspection this four bedroom detached family home.

The versatile interior to the ground floor comprises; Entrance Hallway, Cloakroom W.C., Reception Lounge leading through to a Dining Room and Conservatory Extension with a Kitchen beyond.

To the first floor level Four Bedrooms lead from a central landing with House Bathroom also.

A driveway and garage feature with gardens to the front and rear, with a separate outbuilding used as a home office/studio.

Available for immediate viewing with early inspection invited.



£290,000



**ENTRANCE HALL** 13'0" x 6'0" (3.97 x 1.85)  
Giving access to ground floor reception rooms and inner hallway. Staircase to first floor level and uPVC entrance door.

**RECEPTION LOUNGE** 16'8" x 10'4" (5.09 x 3.17)  
With uPVC window to front with focal point provided via gas fire and being open plan to...

**DINING AREA** 10'2" x 11'3" (3.10 x 3.43)  
With access to conservatory via sliding uPVC doors.

**CONSERVATORY** 9'8" x 9'1" (2.96 x 2.78)  
With uPVC windows to garden orientation and access door to garden.

**KITCHEN** 11'1" x 9'0" (3.39 x 2.75)  
With uPVC windows to side and rear outlook. Fitted with a range of traditionally styled wall and base units and contrasting work surfaces. Space for additional freestanding white goods with inset sink and drainer, oven and inset hob with extractor tiling partial wall coverings. Cupboard housing gas fired Baxi boiler.

**CLOAKROOM/ WC**  
With wall mounted pedestal basin, low flush W.C. and tiling to splashback areas. uPVC privacy window.

## FIRST FLOOR

**LANDING** 6'7" x 10'2" (2.01 x 3.12)  
With uPVC window to side and cupboard housing hot water cylinder.

**BEDROOM ONE** 12'2" x 10'5" (3.72 x 3.19)  
With uPVC double glazed window, vanity dresser and wardrobes.

**BEDROOM TWO** 12'5" x 10'6" (3.79 x 3.22)  
With uPVC double glazed window.

**BEDROOM THREE** 7'4" x 8'0" (2.26 x 2.44)  
With uPVC double glazed window and fitted shelving.

**BEDROOM FOUR** 10'2" x 6'3" (3.12 x 1.93)  
With uPVC double glazed window, shelving and full length desk surface with cupboards beneath.

**BATHROOM** 11'2" x 6'7" (3.42 x 2.01)  
Fitted with self-contained raised shower cubicle, recessed bath, bidet, wall mounted pedestal basin, low flush W.C. and tiling to splashback areas, heated towel rail.



#### **EXTERNAL**

Northdale Park remains conveniently situated within a short distance walk to the centre of Swanland Village.

Pedestrian access and vehicular access via generous side drive.

Well maintained gardens feature with enclosed and well stocked perimeter borders. Hedging to the side and rear perimeter boundaries with well stocked plant and shrub borders throughout to further laid to lawn grass section.

#### **GARAGE**

With electric roller garage door.

18'6" x 9'0" (5.64 x 2.75)

#### **STUDIO**

With full power and lighting, desk, laminate to floor covering and uPVC windows to all sides.

9'4" x 4'11" (2.85 x 1.52)

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **VIEWING**

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



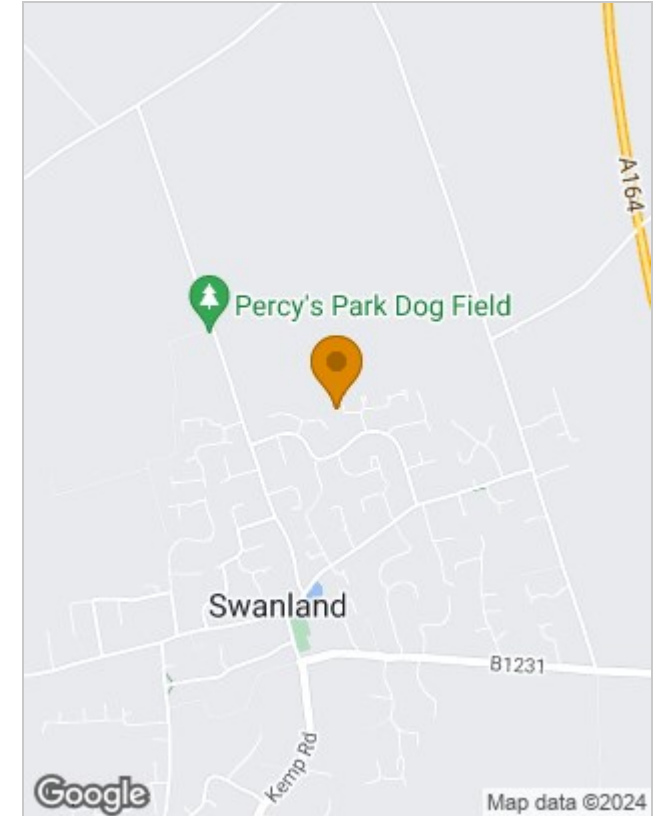
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

