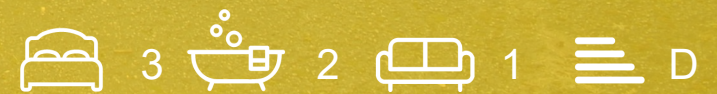


staniford
grays



32 Dale Road, Swanland, HU14 3QJ

£259,950





32 Dale Road

Swanland, HU14 3QJ

- EXTENDED SEMI DETACHED PROPERTY
- EXTENDED DINING ROOM
- FITTED KITCHEN
- GENEROUS OFF STREET PARKING
- THREE BEDROOMS
- DETACHED GARAGE
- GOOD SIZED GARDENS TO FRONT AND REAR
- CENTRAL SWANLAND LOCATION

A generously proportioned family property in a central Swanland location. The property is offset from Dale Road and sits on a good sized plot allowing plenty of off street parking and a detached garage.

The versatile living space occupies two floor levels including entrance porch giving access to entrance hallway, living room, extended dining room, fitted kitchen, ground floor WC with shower and utility room. The first floor landing gives access to three bedrooms and family bathroom.



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GROUND FLOOR

ENTRANCE PORCH

Glazed porch with entrance door into hallway, radiator, stairs leading to first floor level.

LIVING ROOM

13'11" x 12'7" (4.24m x 3.84m)

Window to the front outlook, electric fire in feature surround and two radiators.

EXTENDED DINING ROOM

19'10" x 10'11" (6.05m x 3.33m)

With patio door to the side, window to the rear, two radiators and an archway leading to....

KITCHEN

14'3" x 6'3" (4.34m x 1.91m)

With wall and base units, roll edge work surfaces, stainless steel sink with mixer tap, plumbing for a cooker with extractor canopy over, window to the rear, radiator.

REAR HALL

With door to the rear garden.

WC

With low flush WC, wash hand basin, shower cubicle with electric shower, radiator and window to the side.

UTILITY ROOM

8'11" x 8'7" (2.72m x 2.62m)

Wall and base units, rolled top work surfaces, stainless steel sink, plumbing for a washing machine and dishwasher and window to the front.



FIRST FLOOR

LANDING

With radiator and window to the front.

BEDROOM ONE

14'1" x 9'8" (4.29m x 2.95m)

With a range of built in furniture, radiator and window to the front.

BEDROOM TWO

9'2" x 9'2" (2.79m x 2.79m)

With built in storage, window to the rear and radiator.

BEDROOM THREE

10'3" x 6'8" (3.12m x 2.03m)

Window to the rear and radiator.

BATHROOM

With wash hand basin set into vanity unit, low flush WC, part tiling, radiator, window to the rear.

EXTERNAL

The front of the property features a large low maintenance garden with a large gravelled area, large driveway offering parking space for numerous vehicles, leading to a detached garage with up and over door and is set in fenced and hedged surround.

To the rear of the property is a large garden which is predominantly laid to lawn, with paved seating area set within dwarf wall surround, garden shed and fenced and hedged perimeter boundaries.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

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.





Floor Plans



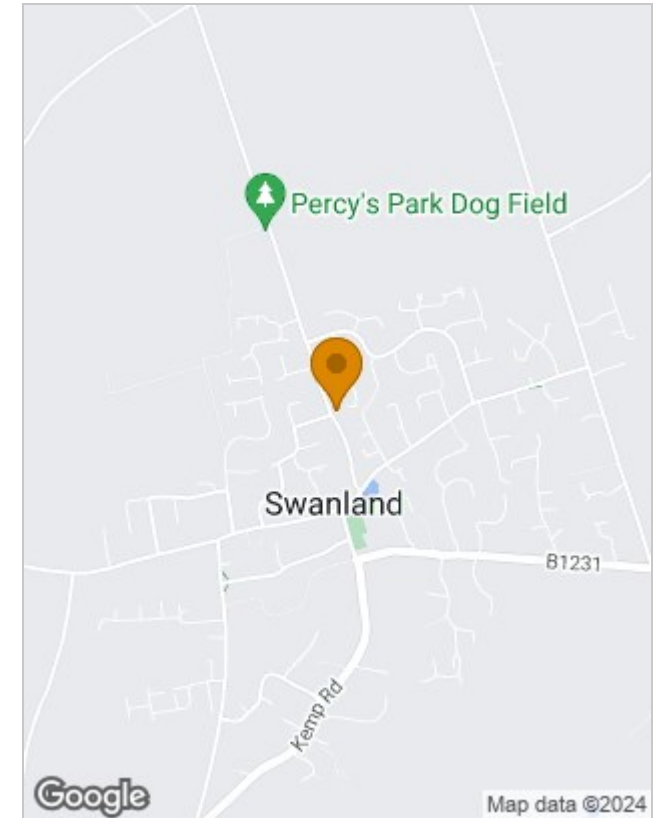
Viewing

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

