

staniford
grays



61 Northfield, Swanland, HU14 3RG

£359,950





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- EXTENDED DETACHED FAMILY HOME
- MODERNISATION POTENTIAL
- PRIVATE PLOT AND GARDENS
- GENEROUS PARKING AND GARAGE
- OPEN PLAN LOUNGE/DINING AREA
- 4 BEDROOMS
- 2 BATHROOMS +W.C.
- NO ONWARD CHAIN
- VIEWING ADVISED

DECEPTIVELY SPACIOUS AND EXTENDED FAMILY HOME.

Offering improvement potential internally, Staniford Grays introduce to the market this detached family home of broad appeal.

A flexible layout is offered throughout the property and consequently is suitable for the needs of a range of purchasers offering good levels of versatility to both the ground and first floor levels, with some cosmetic internal upgrade likely to be undertaken.

The accommodation briefly comprises; Entrance Hallway leading into an Open Plan Lounge and Dining Area. Separate Breakfast Kitchen, Utility Room with a Conservatory Extension beyond and a Cloakroom W.C. also exist to the ground floor level.

To the first floor a central landing provides access to 4 Bedrooms with a spacious Family Bathroom and En-Suite Shower Room.

Externally ample parking provision is provided for numerous vehicles to the immediate property frontage via a brick sett entrance drive that in turn leads through to a Single Garage.

Well-presented gardens feature to the rear being low maintenance throughout with a range of elevated sun terraces and laid to lawn grass sections.

Available for immediate inspection and comes highly advised for viewing.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 20'4" x 5'9" at longest and widest point (6.20 x 1.76 at longest and widest point)
Accessed via uPVC entrance door with complimentary side panel and uPVC window to side elevation. Staircase approach with balustrade leading to first floor level, under stairs storage cupboard and access provided to inner hallway and integral access to garage.

RECEPTION LOUNGE OPEN PLAN TO DINING AREA 21'11" x 14'11" (6.70 x 4.55)
With uPVC crescent window to the immediate front outlook in a uPVC finish. Suitably sized to accommodate furniture suite, being open plan through to a dedicated dining area with serving hatch to kitchen. Double French doors, a central focal point is provided via gas fire insert with hearth and surround.

BREAKFAST KITCHEN 11'0" x 9'3" (3.37 x 2.83)
With uPVC privacy window to rear elevation with full garden outlook, traditionally styled with a range of wall and base units and complimentary work surface over. Inset sink and drainer, low level Smeg oven with extractor canopy over and Neff hob. Integrated fridge freezer, with space for further free standing white goods and appliances. Space for breakfast table and a range of storage solutions including corner unit carousal.

UTILITY ROOM 8'7" x 8'9" (2.62 x 2.68)
With uPVC privacy window to the side. Fitted with a range of wall and base units and sapce and plumbing for washer/dryer and integrated sink and drainer. French doors lead through to...

CONSERVATORY EXTENSION 12'9" x 9'4" (3.91 x 2.85)
With uPVC double glazed French doors to the patio terrace, uPVC mounted units with Victorian style roof pitch and full panoramic garden views.

CLOAKROOM/ WC 3'11" x 4'8" (1.20 x 1.43)
With concealed cistern low flush WC, inset basin to vanity unit with modern tiling to full wall coverings and heated towel rail.

FIRST FLOOR LANDING
Giving access to four bedrooms and house bathroom with double shelved storage cupboard. Loft access point with electrical point for lighting and part boarded.

BEDROOM ONE 12'11" x 11'0" (3.96 x 3.37)
With uPVC double glazed window to front outlook. Of Double bedroom proportions with full wardrobes to wall length, vanity dresser also.



BEDROOM TWO 16'8" x 8'9" (5.10 x 2.67)
Serving as an extension to the property, a generously proportioned second bedroom, with windows to the front and side elevations, and providing access through to...

ENSUITE SHOWER ROOM 8'1" x 5'10" at longest and widest point (2.47 x 1.80 at longest and widest point)
With uPVC privacy window, concealed cistern low flush WC, inset basin and self contained shower cubicle with mains fed shower head and console.

BEDROOM THREE 12'6" x 9'1" (3.83 x 2.79)
With uPVC double glazed window to the rear garden outlook and of double bedroom proportions.

BEDROOM FOUR 9'2" x 6'2" (2.81 x 1.89)
Has potential to be used as a study, fourth bedroom or nursery with fitted cupboard and uPVC double glazed window to frontage.

HOUSE BATHROOM 7'11" x 6'4" (2.43 x 1.95)
Neutrally appointed with white sanitary ware comprising of panel bath with shower head and fitment over. Low flush WC, pedestal basin with tiling to splashbacks and borders and heated towel rail.

EXTERNAL
The subject dwelling offers full scope for improvement potential throughout, being located off the well regarded residential setting of Northfield, being well positioned in a peaceful cul-de-sac setting. Ample parking provision is offered to the immediate frontage of the property, brick set entrance drive offering ample parking for numerous vehicles with laid to lawn grass section to the property frontage and feature blossom tree. Also a single integral garage with electronically operate roller door providing internal access to the property itself.

Secure gated access is offered to both sides giving access to the rear of the property with patio terrace extending from the immediate building footprint. Generous laid to lawn grass section with herbaceous planting and shrubbery borders to the enclosed boundaries. Offering excellent levels of seclusion and privacy throughout with a number of trees including magnolia and palm trees. Given the privacy and appeal has to be fully seen to be acknowledged. External sockets, tap and light points.

AGENTS NOTE
The subject dwelling is likely to undergo some light cosmetic refurbishments and in its entirety offers a superb opportunity to secure a four bedroom detached home in a delightful Swanland village setting.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfordsg.com.

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

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

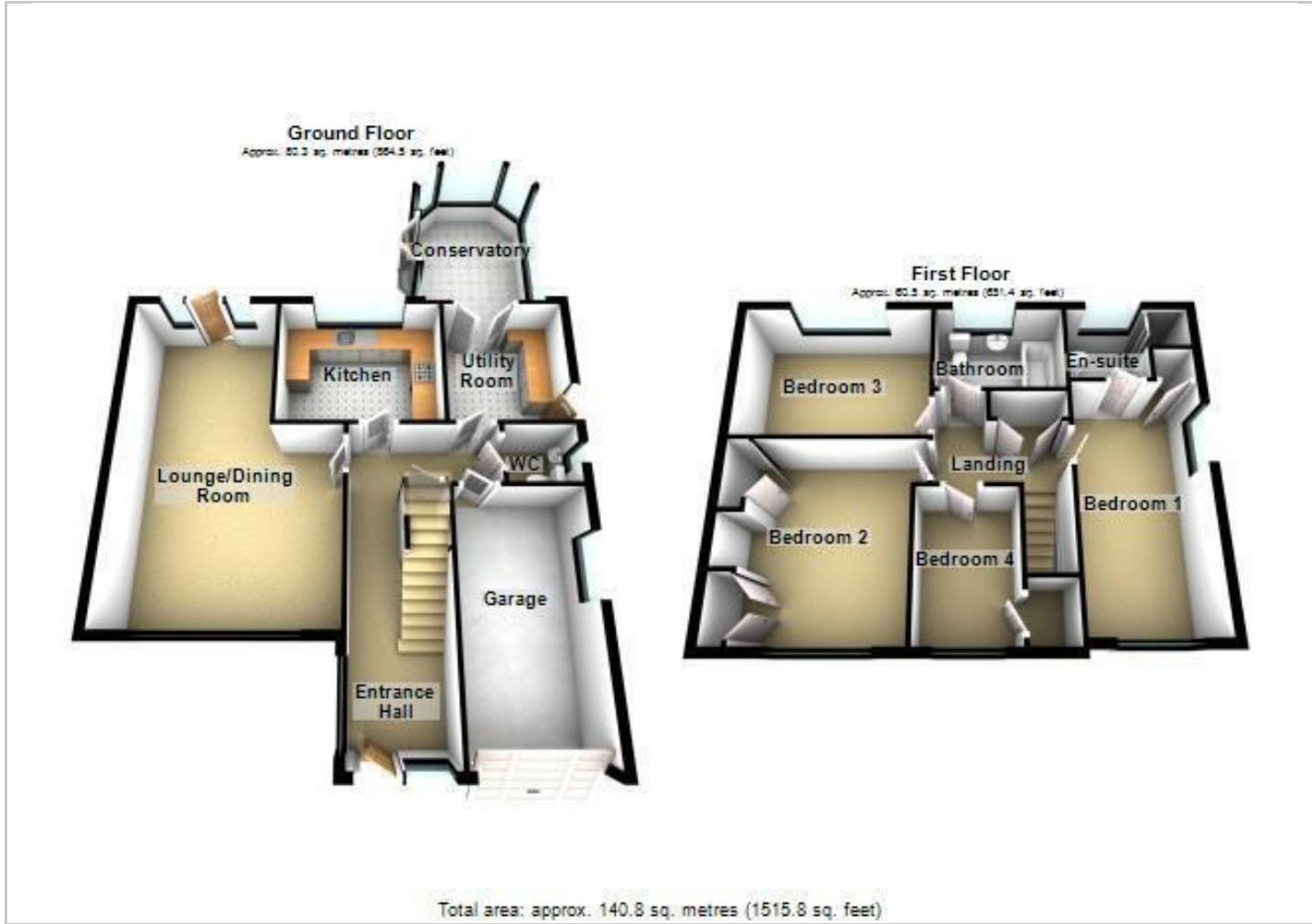
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

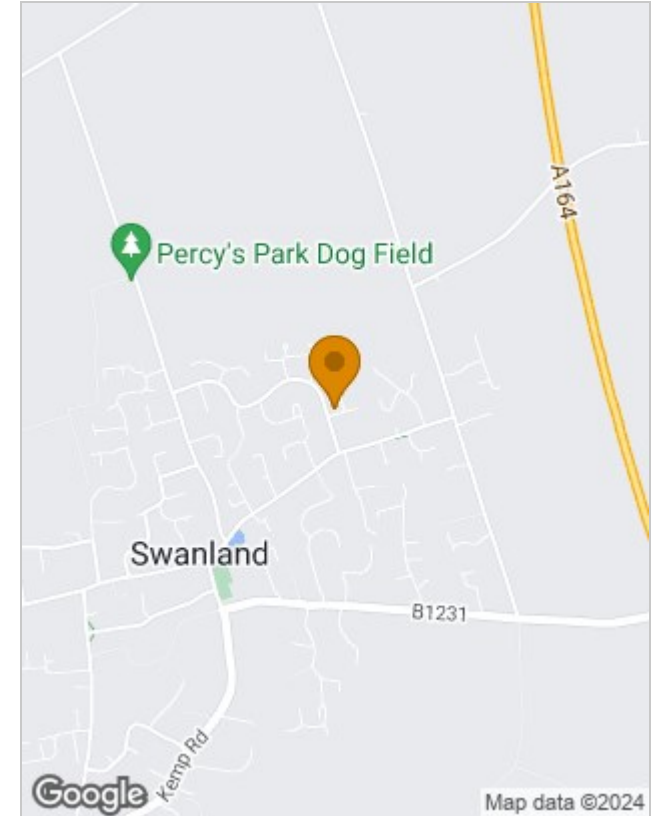




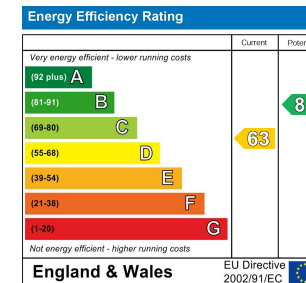
Floor Plans



Location Map



Energy Performance Graph



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.