

# staniford grays



staniford  
grays  
FOR SALE 01482 631133

21 Mill Road, Swanland, HU14 3PJ

£419,950

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# 21 Mill Road

Swanland, HU14 3PJ

- SUBSTANTIAL PLOT
- WOODLAND TO REAR
- GENEROUS PARKING AND GARAGING
- SOUTH FACING GARDENS
- OFF-SET MILL ROAD POSITION
- UPGRADE POTENTIAL
- OPEN PLAN LAYOUT
- VIEWING ADVISED

RARELY OFFERED FOR SALE WITH PRIVATE SOUTH FACING GARDENS AND WOODLAND VIEWS.

Offered to the market is this detached bungalow that includes generously proportioned reception spaces and bedrooms to the single floor level. Suitable for applicants interested in bungalow living within a popular West Hull village setting.

The versatile arrangement of living accommodation includes; Entrance Hall leading to Inner Hallway, open plan and rear facing Lounge with Dining /Dayroom area, Breakfast Kitchen, three Bedrooms and Family Bathroom.

Ample provision for parking to the forecourt driveway with a wide frontage and single Garage.

Private and generous gardens to the rear.

Offering scope for further re-modelling and cosmetic upgrading and extension potential.



£419,950



## ENTRANCE HALLWAY

Providing two options for access, with uPVC double glazed window to one side with generous hallway leading in turn to bedroom accommodation, reception spaces. Providing walkway through to alternate side of property with uPVC double glazed door also. Airing cupboard and additional storage cupboards.

## LIVING ROOMS

Being open plan in nature having been extended over the years to create a full and expansive garden outlook. Enjoying excellent levels of natural daylight via two sets of patio style doors. Suitably sized to accommodate furniture suite. With a central focal point provided via a stone fire place with additional window to front elevation. Leading through to a dedicated dining and day room area with further space for dining table and additional suite. With doubles doors providing access through to...

24'4" x 21'5" (7.42 x 6.55)

## BREAKFAST KITCHEN

Traditionally styled throughout with a range of low level base units and wall mounted units also with contrasting work surface. Mid level oven and ceramic hob with farmhouse extractor canopy over, tiling to splashbacks. With space for free standing fridge freezer. Dishwasher and space for washing machine also. With breakfast bar area on work surface kitchen return. Space for breakfast table and uPVC double glazed patio doors through to the sun terrace and garden.

20'4" x 10'0" (6.22 x 3.05)

## BEDROOM ONE

Of double bedroom proportions with fitted wardrobes to wall length, uPVC double glazed window with pleasant outlook over frontage.

13'1" x 13'1" (4.01 x 3.99)

## ENSUITE SHOWER ROOM

Neutrally appointed throughout with low flush WC, wash hand basin, raised shower cubicle and tiling to splashbacks.

## BEDROOM TWO

With window to side elevation and of double bedroom proportions. With space for free standing bedroom furniture.

13'1" x 10'2" (3.99 x 3.10)

## BEDROOM THREE

With window to side elevation.

8'2" x 8'0" (2.51 x 2.44)

## HOUSE BATHROOM

Traditionally styled with a four piece suite comprising of concealed cistern low flush WC, inset basin to vanity unit with additional low level storage cupboards and drawers. Panel bath and raised shower cubicle with shower head and console. Tiling to splashbacks with decorative detailing and uPVC privacy window to the side elevation.





#### **EXTERNAL**

The subject dwelling offers considerable scope for further cosmetic upgrade and improvement, with the possibility of a programme of extension should this be required.

Vehicular access is granted to the property with a forecourt parking area suitable for numerous vehicles. The building footprint being off set from Mill Road itself and consequently offering excellent levels of privacy, screening and seclusion. With a hedged boundary perimeter to the front border and feature blossom tree.

Gated access is provided to both sides of the property, with access to single garage. With recently replaced garage door.

The rear garden benefits from woodland views being private and enclosed throughout with full southerly facing aspect. With terrace extending from the building footprint and expansive laid to lawn grass garden area beyond.

With woodland to the rear, offering excellent levels of screening and privacy, and in its entirety remains a pleasant outlook. Further timber constructed entertaining area also features to the garden. Given the privacy and scale of gardens, they really do have to be seen to be fully appreciated, with viewing by appointment only with the sole selling agent Staniford Grays.

#### **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 :**

Staniford 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@stanifords.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.

#### **FEES**

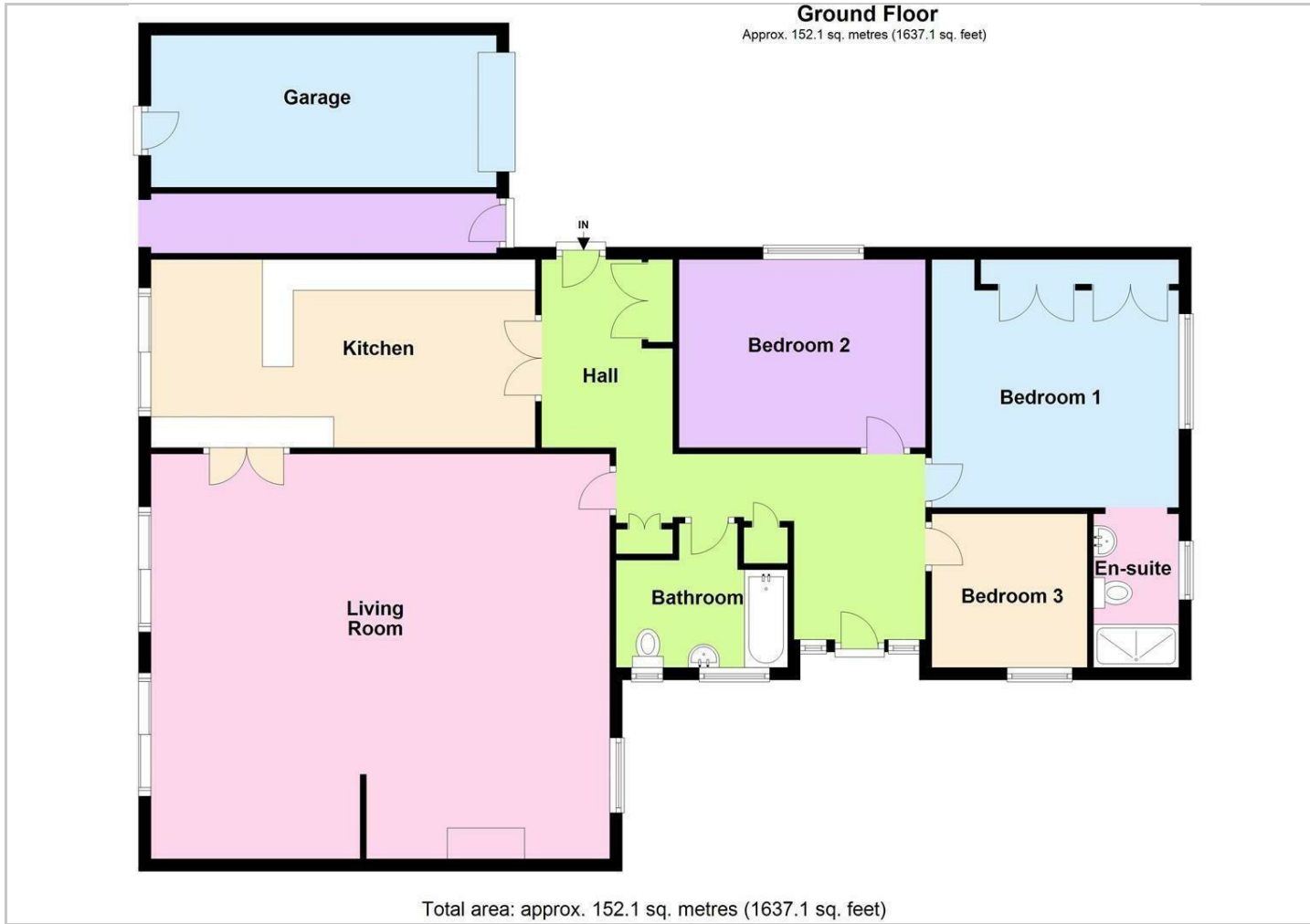
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



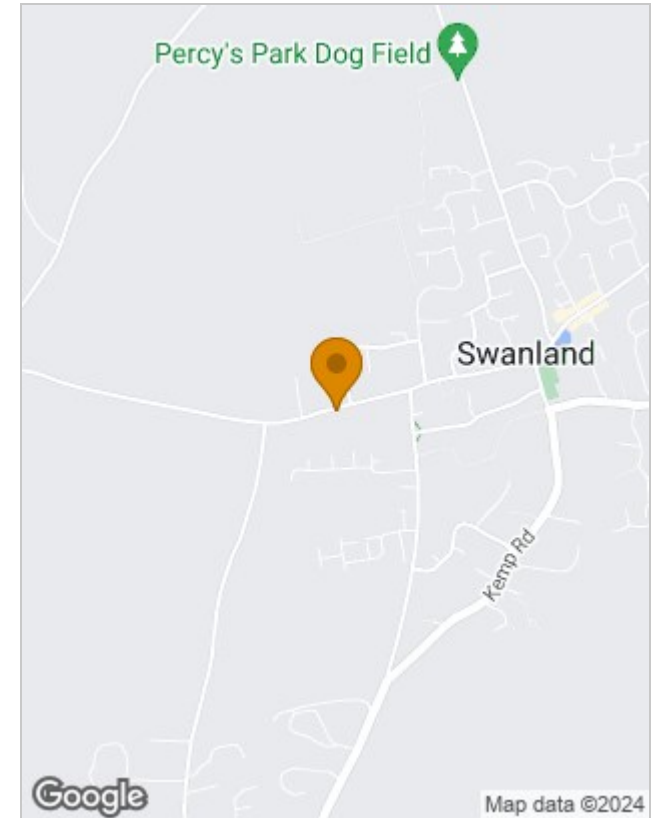




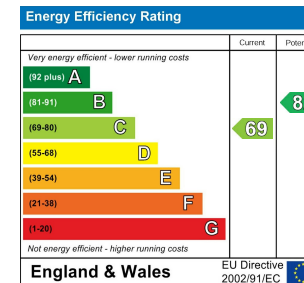
## Floor Plans



## 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.