

staniford
grays



7 Swaddale Avenue, Willerby, Hull, HU10 6JB

£249,950

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7 Swaddale Avenue

Hull, HU10 6JB

- PEACEFUL CUL-DE-SAC SETTING
- FURTHER UPGRADE POTENTIAL
- PRIVATE SOUTH FACING REAR GARDENS
- 2 DOUBLE BEDROOMS
- SMARTLY PRESENTED
- DRIVEWAY AND GARAGE
- LARGE RECEPTION LOUNGE
- VIEWING ADVISED

WELL PRESENTED BUNGALOW IN DISCREET WILLERBY CUL-DE-SAC SETTING.

Stanfords introduce the opportunity to purchase a delightful semi-detached bungalow located off the popular Parkway setting in Willerby.

In need of an element of light cosmetic upgrading and modernisation yet occupying an established plot and offering all the internal size and space a prospective applicant would be looking for.

Within walking distance of Willerby centre a range of services and amenity remain a short distance walk away with the internal accommodation comprising; Entrance Hallway leading through to Reception Lounge, Kitchen, Two Double Bedrooms and Shower Room.

To the exterior provision for parking is provided via a driveway approach with Single Garage and externally well maintained and generously sized, private south facing rear gardens.

uPVC double glazed and gas central heating.

Early inspection comes recommended to fully appreciate the potential and quality of accommodation on offer



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ACCOMMODATION COMPRISES

ENTRANCE HALL

Accessed via a uPVC double glazed side entrance door, with complimentary windows to side. Leading through to inner hallway providing access to reception spaces and bedroom accommodation.

RECEPTION LOUNGE

17'10" x 11'8" (5.45 x 3.58)

Boasting generous proportions throughout, suitably sized to accommodate a furniture suite with a crescent bow uPVC double glazed window to the immediate front outlook. A central focal point is provided via a gas fire insert with stone hearth and surround and internal window to hallway providing additional levels of natural daylight.

BREAKFAST KITCHEN

15'7" x 8'3" (4.77 x 2.54)

With uPVC double glazed window to the rear orientation and access door to the rear also. Neutrally appointed throughout with a range of fitted wall and base units and work surfaces over. A number of integrated appliances include integrated Miele washing machine, space for free standing cooker, space for dishwasher also. Inset corner sink unit and drainer with mixer tap. Tiling to splashbacks, inset spotlights to ceiling, space for fridge freezer, tiled floor covering, deep storage cupboard housing wall mounted boiler.

BEDROOM ACCOMMODATION

BEDROOM ONE

18'4" x 9'9" (5.60 x 2.98)

With uPVC double glazed window to the front and side elevations. Smartly appointed throughout and of double bedroom proportions with vanity dresser. Fitted wardrobes with locker storage also and dedicated window seat with low level drawers.

BEDROOM TWO

10'11" x 10'2" (3.34 x 3.10)

Used by the vendor as an informal snug, but has potential to be used as a double bedroom, with uPVC double glazed sliding doors to the south facing rear garden outlook. Karndean flooring with border inlay and fitted storage locker and wardrobe.

SHOWER ROOM

9'0" x 6'11" (2.76 x 2.11)

Boasting a four piece white suite with pedestal wash hand basin, low flush WC, corner shower cubicle with wall mounted head, rainfall shower head and console and bidet. Emerald coloured tiling to floor coverings and feature tiling to full splashbacks with border inlay, heated towel rail and uPVC privacy window to rear with wall mounted mirror also.



EXTERNAL

Swaddale Avenue remains conveniently positioned boasting a cul-de-sac setting being located off the popular Parkway location in Willerby. The immediate setting offers a range of services and amenities being a short distance walk away.

With vehicular access provided to the front of the property via a driveway for with parking provision for vehicle and in turn leading through to a single garage with electronically operated rolling garage door. A low level wall borders the front perimeter boundary with well stocked edges and borders with laid to lawn grass and feature circular planting.

A pathway extends to the side of the property providing access to the entrance again with well stocked borders and edging, in turn leading through to a gated garden area with brick set patio and laid to lawn grass section. Offering low maintenance throughout with wall to the perimeter boundary, dedicated shed area and a further hard landscaped area to the rear garden perimeter. Enjoying a south facing and bright outlook with good levels of privacy and seclusion throughout given the low level bungalows to the surrounding properties. External tap and light points.

AGENTS NOTE

Internal inspection comes highly advised given the well appointed and maintained living space with a light programme of cosmetic improvement likely to be undertaken by an onwards purchaser.

COUNCIL TAX:

We understand the current Council Tax Band to be C

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@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.

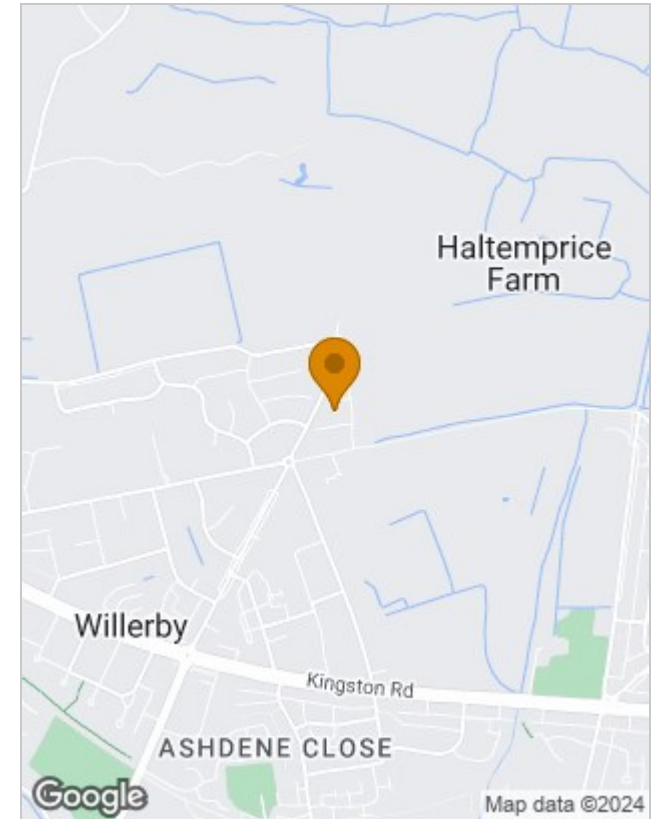
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



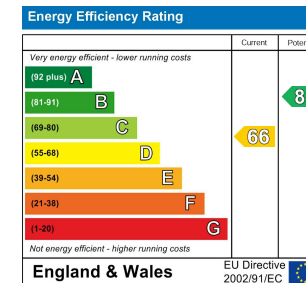
Floor Plans



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.