

staniford
grays



54 Manor Road, Swanland, HU14 3PB

£524,950





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Swanland, HU14 3PB

- IMMACULATE FAMILY HOME
- GENEROUS ROOM SIZES
- FOUR DOUBLE BEDROOMS
- PLEASANT STREET SCENE
- VIEWING ADVISED
- STUNNING MATURE GARDENS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE AND DRIVEWAY
- CENTRAL SWANLAND SETTING

REFURBISHED AND IMMACULATELY PRESENTED FAMILY HOME, WITH MATURE AND UNRIVALLED GARDENS.

Offering ready to move in living following recent programme of upgrade with a generous and versatile layout throughout all within a popular area of Swanland village.

Enjoying a pleasant street scene and offset from Manor Road with established and private facing gardens.

The property boasts excellent room proportions throughout with an emphasis on an open plan ground floor plan. The versatile arrangement of living space to two floor levels includes; Gallery Entrance Hallway leading through to a double aspect Reception Lounge, Snug/Dining Room and Dayroom/Kitchen with garden views.

To the first floor level a gallery landing area provides access to four double Bedrooms all of a good size and House Bathroom with separate W.C.

Externally the property boasts a double drive and garage with private and established gardens also.

Set within a catchment area for good primary and secondary schools and a short distance walk away from all the amenities the village has to offer.



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GROUND FLOOR

RECEPTION HALLWAY

11'2" x 7'8" (3.41m x 2.36m)

A welcoming entrance to this remodelled, detached family home, with an impressive gallery style landing with vaulted ceiling height, providing access to ground floor reception rooms and staircase and balustrade leading to first floor level. Split level landing provides access to through to...

SEPARATE W.C.

With traditionally styled low flush w.c, wash hand basin and uPVC privacy window to side.

RECEPTION LOUNGE

21'10" x 12'10" (6.66m x 3.92m)

Of an excellent size with good levels of natural daylight provided via the oversize uPVC double glazed window to both front aspect and rear garden outlook, parquet flooring with access door leading to the external patio terrace. A central focal point is provided via a log burning stove set into the chimney recess,. Suitably sized to accommodate large furniture suite.

DINING ROOM/SNUG

13'4" x 9'4" (4.08m x 2.86m)

With uPVC double glazed window to the rear garden outlook, with access from the hallway and providing a link through to the kitchen/dayroom itself. Previously used as a formal dining space but could be used as alternate sitting room or play room, parquet flooring.

KITCHEN/DAYROOM

22'4" x 11'5" (6.83m x 3.49m)

Benefitting from an open plan layout with fitted wall and base units to two wall lengths and extending around to create an oversize breakfast bar area, with contrasting marble effect work surfaces over, inset one-and-a-half bowl sink with mixer tap, four-ring Miele stainless steel hob with extractor canopy over, mid-level Miele oven. Ample space for a number of low level white goods. Access door in privacy glazed finish to the side of the property with the day room area extending to the rear garden outlook with patio doors and uPVC double glazed window also and further fitted cabinetry to wall length. Suitably sized to accommodate dining table.

FIRST FLOOR

LANDING

Gallery landing provides an elevated outlook over the ground floor, with access provided to four double bedrooms and house bathroom.

BEDROOM 1

16'2" x 13'2" (4.95m x 4.02m)

With uPVC double glazed window to front outlook, fitted wardrobes to one full wall length and of double bedroom proportions.



BEDROOM 2 12'9" x 11'4" (3.91m x 3.47m)
With uPVC double glazed window to frontage, with pedestal wash hand basin and of double bedroom proportions.

BEDROOM 3 12'11" x 9'2" (3.96m x 2.80m)
With uPVC double glazed window to the rear garden outlook, cupboard housing hot water cylinder.

BEDROOM 4 9'4" x 9'4" (2.86m x 2.85m)
With uPVC double glazed window to rear, wardrobes and locker storage.

HOUSE BATHROOM
Traditionally styled throughout with corner bath and pedestal wash hand basin in immaculate white finish, raised shower cubicle with wall mounted head and console, decorative tiling to splashback areas, uPVC privacy window to the rear.

SEPARATE W.C.
With uPVC privacy window to rear and low flush w.c and wash hand basin.

EXTERNAL AREAS
Manor Road remains conveniently positioned within the heart of Swanland village itself, offering a number of similarly styled executive detached family homes and the subject dwelling enjoys a pleasant street scene.

Vehicular access is provided via dedicated parking for two vehicles with electronically operated access door to garage, with personnel access door also to side.

Mature and established gardens feature to the rear with laid to lawn grass section, featuring patio terrace with brick sett detailing extending from the immediate building footprint. Established planting, shrubbery and borders throughout with laid to lawn grass also. Given the size of plot on offer it really does have to be seen to be fully appreciated.

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

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.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS
WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

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



Floor Plans



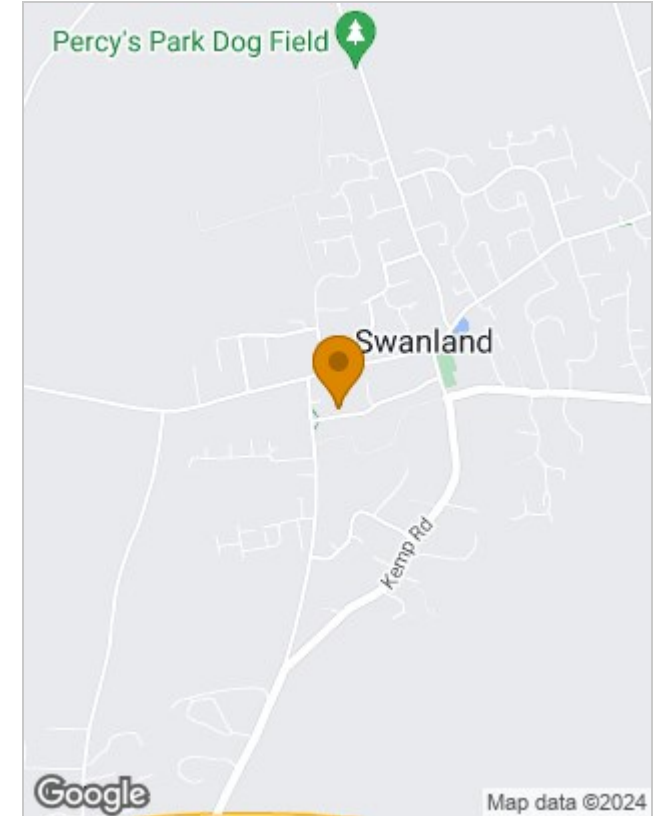
Viewing

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

