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FOR SALE 01482 631133

114 Northfield, Swanland, HU14 3RB

£349,950





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Swanland, HU14 3RB

- WELL APPOINTED AND MODERNISED BUNGALOW
- WEST FACING GARDENS
- 2 RECEPTION ROOMS
- READY TO MOVE IN LIVING
- SUN ROOM EXTENSION TO REAR
- DRIVEWAY AND GARAGE
- 3 BEDROOMS
- VIEWING ADVISED

IMMACULATELY APPOINTED AND UPGRADED BUNGALOW WITH PRIVATE WEST FACING GARDENS. VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A STAND OUT READY TO MOVE IN HOME.

Having been cosmetically upgraded internally to provide extended bungalow living, with attention to detail throughout and the benefit of a recently constructed sun room extension to the rear.

The versatile living accommodation includes; Entrance Hallway, open plan Lounge, Breakfast Kitchen, Sun Room and three well-proportioned Bedrooms and Bathroom.

Externally a generous driveway leads to a detached garage with private and enclosed West facing rear gardens.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful environment within proximity to the centre of Swanland village.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A welcoming entrance to this smartly appointed and fully refurbished bungalow. Accessed via a uPVC double glazed entrance door with laminate to floor coverings, wall mounted alarm console, double storage cupboard with locker storage over. Access to ground floor reception spaces and kitchen with hallway leading through to bedroom accommodation.

RECEPTION LOUNGE

Enjoying excellent levels of natural daylight and suitably sized to accommodate furniture suite and additional seating with a central focal point provided via a gas fire insert with granite hearth and surround. Double doors with integrated blinds leading through to....

15'1" mx 12'0" (4.60 mx 3.66m)

SUN ROOM EXTENSION

A recent and modern addition to this well styled home with full garden views, excellent levels of natural daylight provided via roof lights. With uPVC double glazed windows and double French doors leading through to patio terrace with laminate to floor coverings.

9'4" x 9'1" (2.87m x 2.77m)

DINING KITCHEN

With uPVC double glazed window to the front and rear outlooks, inset spotlights to ceiling, laminate to floor coverings and access door to the side of the property.

19'8" x 8'5" (6.00 x 2.59)

The kitchen area benefits from contemporary styled high gloss wall and base units with generous work surface extending to a dedicated breakfast bar area. One and a half bowl laminate sink with feature mixer tap. A number of appliances include integrated fridge and separate freezer, dishwasher, oven, hob and extractor canopy over. With space and plumbing for a washing machine and with contemporary styled radiator also.

To the alternate room length is a dedicated area for dining table features again with the benefit of window featuring outlook to the delightful rear garden.

INNER HALLWAY

Providing access to three bedrooms and house bathroom with additional storage cupboard also and loft access point. The Ideal Logic GCH combi boiler is situated within the loft space, installed in 2019.

BEDROOM ONE

With uPVC double glazed window to the rear outlook. Of double bedroom proportions and smartly appointed with recently fitted modern bedroom furniture.

12'4" x 10'4" (3.76m x 3.15m)

**BEDROOM TWO**

10'9" x 9'8" (3.30 x 2.95)

With uPVC double glazed window to frontage, recently fitted wardrobes and accompanying dresser and of double bedroom proportions.

BEDROOM THREE

10'9" x 6'9" (3.30 x 2.08)

With uPVC double glazed window to the side outlook. Used by the current vendors as an occasional third bedroom, but has potential to be used as a study space also.

HOUSE BATHROOM

Benefiting from modern sanitary ware including a 'P' shaped bath with accompanying shower screen, rainfall shower head and additional console. Inset wash hand basin, low flush WC, uPVC privacy windows, inset spotlights to ceiling and heated towel rail.

EXTERNAL

The subject bungalow remains within a short distance walk from the village centre and consequently comes suited for applicants looking for a ready to move in living space given the programme of renovation and extension that has taken place over recent years.

A dedicated driveway gives ample parking provision with laid to lawn grass section, pathway extending to the property entrance, feature cherry blossom tree. The driveway itself leads through to a further gated area with access provided to a single garage with up and over access door.

To the rear of the property a generous patio terrace extends from the immediate building footprint, suitable for al fresco dining with table and chairs. natural sandstone patio with brick set detail border, laid to lawn grass section with well stocked borders and herbaceous planting to the edges. Border fencing to the private west facing perimeter boundaries.

Given the orientation of the property, enjoys excellent levels of natural daylight to the terrace and gardens. External tap points also.

COUNCIL TAX:

We understand the current Council Tax Band to be D

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

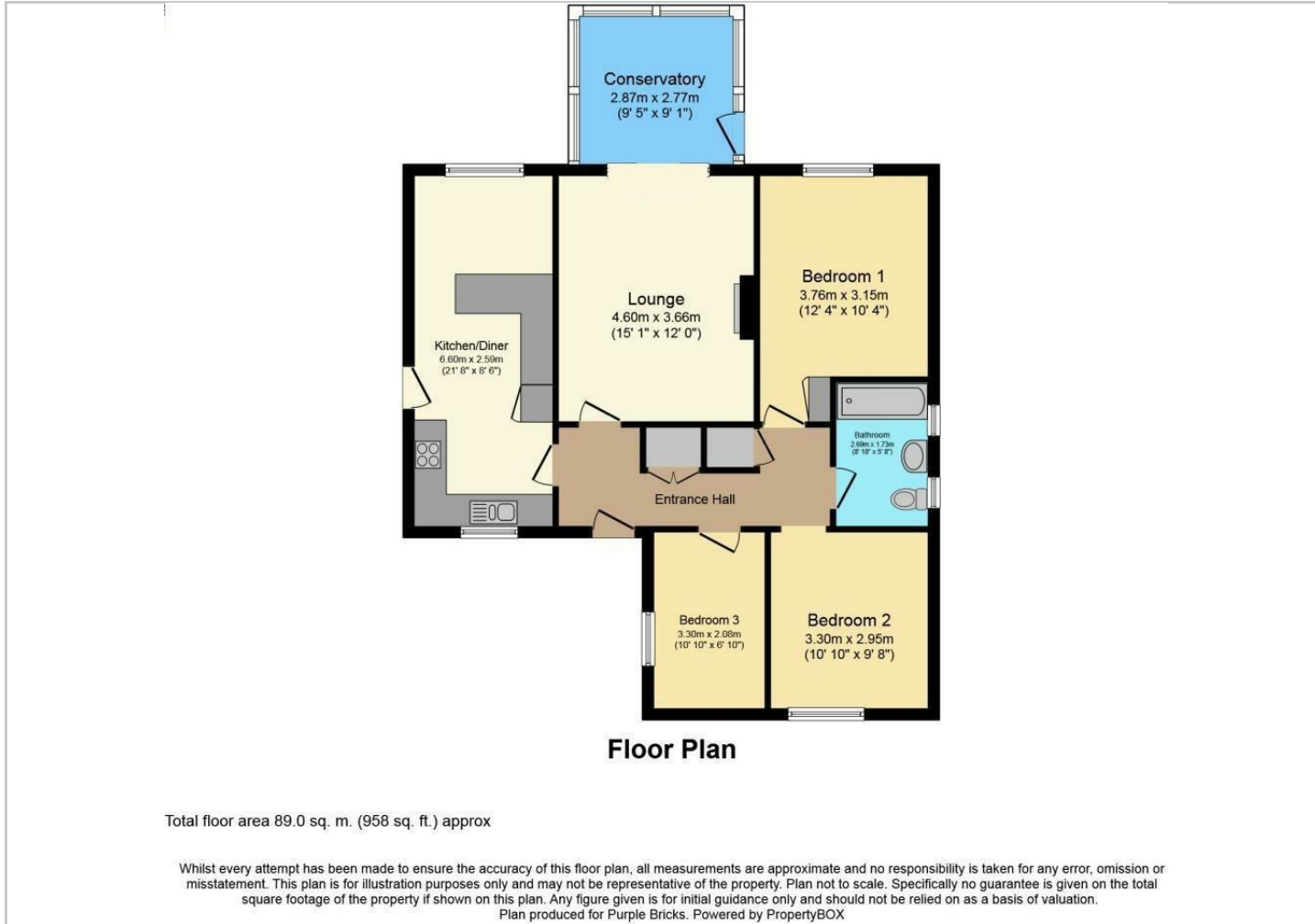
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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





Floor Plans



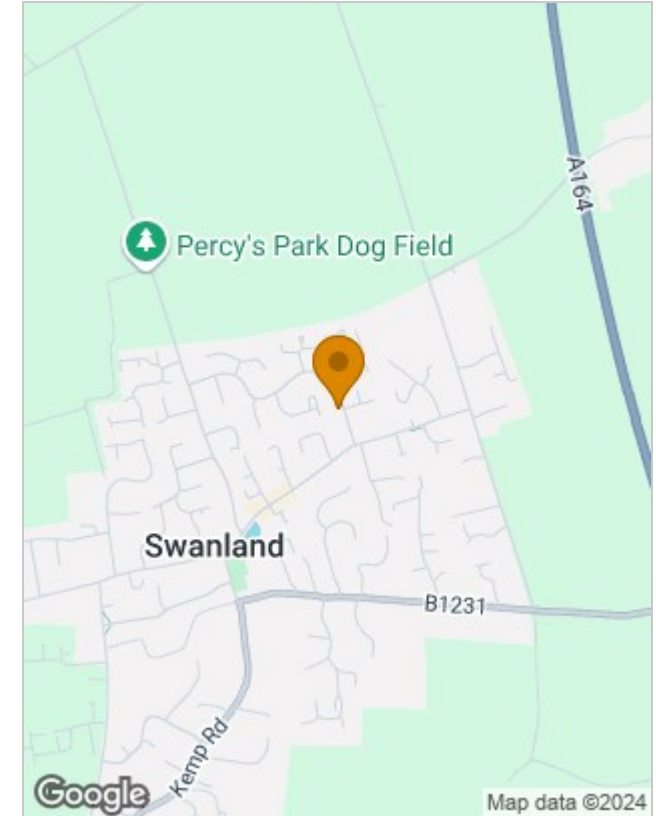
Viewing

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

