

staniford
grays



19 Manor Road, Swanland, HU14 3NZ

£419,950





19 Manor Road

Swanland, HU14 3NZ

- UNRIVALLED SOUTH FACING GARDENS
- FULL MODERNISATION POTENTIAL
- GENEROUS LAYOUT AND SCOPE FOR EXTENSION TO REAR
- POPULAR RESIDENTIAL LOCATION
- 3 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- VIEWING ADVISED AND BY APPOINTMENT
- NO ONWARD CHAIN
- DRIVEWAY AND DOUBLE GARAGE

PRIVATE SOUTH FACING GARDENS AND OFFERING SCOPE FOR IMPROVEMENT AND REFURBISHMENT IS THIS IDEAL FAMILY HOME.

Conveniently positioned with living accommodation extending to 1400 square feet (approx.), viewing is advised to fully appreciate the generous room sizes and living space on offer.

The arrangement of living space is orientated around a gallery hallway and landing with a Reception Lounge, Kitchen and Dining Room extending into a Sun Room. A Side Porch provides integral Garage access with W.C. also.

To the first floor level, the Gallery Landing gives access to Four double Bedrooms and a smartly appointed House Bathroom also feature.

Externally a driveway with access to a Double Integral Garage provides ample parking provision and a truly private and South facing rear garden with terrace and gardens.

Given the scope for improvement and modernisation internal inspection is advised.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 11'0" x 7'8" (3.37 x 2.34)
A welcoming entrance to this immaculately appointed family home with gallery style entrance hall with staircase approach leading to first floor level, with vaulted ceiling height, balustrade and spindles. Accessed via a composite security door with under stairs storage cupboard and access to ground floor reception rooms.

CLOAKROOM/ WC
With uPVC privacy window to side, concealed cistern low flush WC, wash hand basin and heated towel rail.

RECEPTION LOUNGE 21'4" x 13'1" (6.52 x 4.0)
With excellent levels of natural daylight provided via over size uPVC double glazed window to the front and rear elevations. With access door leading to the patio terrace also. A central focal point is provided via an open fire insert with granite hearth and surround, and generously sized to accommodate furniture suite. Hardwood parquet flooring.

DINING ROOM 12'2" x 10'11" (3.72 x 3.33)
Used by the current vendors as a formal dining space, but has potential to be used as a secondary reception room or potentially knocked through to the kitchen area Hardwood parquet flooring. With sliding door and access leading through to....

SUN ROOM EXTENSION 10'6" x 9'3" (3.21 x 2.84)
With tiled floor coverings, uPVC double glazed units and full panoramic views over the gardens.

KITCHEN 13'8" x 10'1" (4.18 x 3.08)
With outlook to the rear gardens via a uPVC double glazed window and access door leading to the side porch.

Fitted with a range of wall and base units, sink and drainer with feature mixer tap, Neff mid level oven, space for a number of free standing white goods, tiling to splashbacks, gas hob with extractor canopy over and storage cupboard.

SIDE PORCH 11'10" x 3'11" (3.62 x 1.21)
With uPVC double glazed doors to front and rear aspect and integral access through to garage space. Used as a utility area with the benefit of covered walkway through to the double garage.

FIRST FLOOR LANDING
A gallery style landing provides access to four double bedrooms and house bathroom with separate WC.

BEDROOM ONE 14'2" x 12'2" (4.33 x 3.73)
With uPVC double glazed window to front elevation and of double bedroom proportions.

BEDROOM TWO 12'11" x 10'8" (3.95 x 3.27)
With fitted wardrobes and uPVC double glazed window to front outlook.

BEDROOM THREE 12'8" x 10'2" (3.87 x 3.10)
With uPVC double glazed window to the rear outlook.

BEDROOM FOUR 9'11" x 11'4" (3.04 x 3.47)
With fitted wardrobe, locker storage, desk area and with outlook to rear.



SHOWER ROOM

6'8" x 7'6" (2.04 x 2.31)

With a walk in shower cubicle with shower screen, wall mounted head and console, pedestal wash hand basin, privacy window and heated towel rail.

SEPARATE WC

5'7" x 2'8" (1.72 x 0.83)

With low flush WC and uPVC privacy window to rear.

EXTERNAL

Manor Road itself remains conveniently positioned in a central Swanland village location and historically has proven popular with a range of family profiles, with the subject dwelling offering scope for further improvement and extension.

The property benefits from a generous double width driveway, in turn leading through to a double garage.

A pathway leads to the property entrance with herbaceous planting and shrubbery to the front boundary perimeter. Gated access is also provided to the rear of the property opening to a private and enclosed rear garden. Of an excellent size with patio terrace extending from the immediate building footprint. A range of planting, shrubbery, borders and edging with high hedges to perimeter boundaries. Further hard landscaped walkway and feature patio to the rear of the plot. External tap point.

DOUBLE GARAGE

16'9" x 17'5" (5.13 x 5.33)

With up and over access door, full power and lighting and personnel access door though to side porch. External tap point.

AGENTS NOTE

Given the potential offered throughout, the property comes recommended for further internal inspection for applicants looking to enhance and improve.

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.





Floor Plans



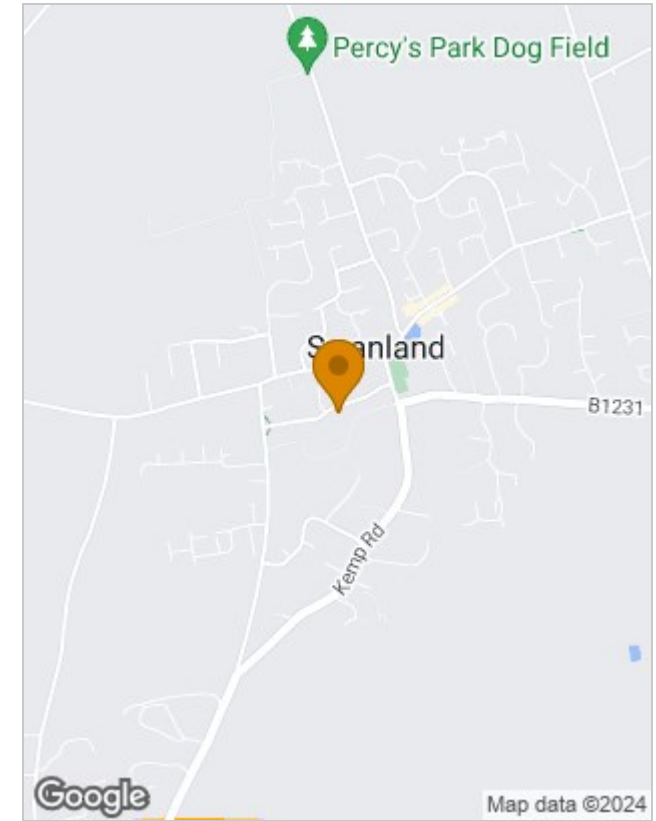
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	