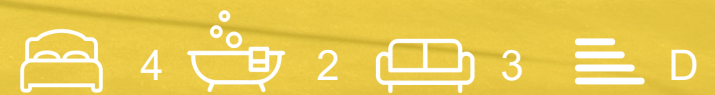


staniford
grays



8 West End, Swanland, HU14 3PE

£264,950





8 West End

Swanland, HU14 3PE

- DECEPTIVELY SPACIOUS
- PRIVATE AND GENEROUS GARDENS
- VERSATILE LAYOUT
- DEDICATED PARKING
- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CENTRAL SWANLAND POSITION
- SMART INTERNAL PRESENTATION
- TWO BATHROOMS

DECEPTIVELY SPACIOUS PROPERTY IN CENTRAL SWANLAND SETTING EXTENDING OVER 1600 SQUARE FEET.

Offering character appeal externally with ready to move in living spaces with dedicated parking to the rear.

Retaining a wealth of traditional features, with a modern interior including generous reception spaces and bedrooms over 3 floor levels.

The flexible living space comprises; to the ground floor; Reception Lounge, Dining Room open plan to Kitchen. The first floor opens to Sitting Room reception space leading to two Bedrooms (Ensuite area to Bedroom 2) and House Bathroom with 2 further double Bedrooms to the second floor level.

Externally private gardens feature to the rear, enjoying a private outlook with dedicated vehicle parking also.

Viewing advised for this affordable 4 bedroom property, especially given the character appeal throughout.



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ENTRANCE

Access directly leading into...

RECEPTION LOUNGE

15'10" x 11'11" (4.85 x 3.65)
With fret style window to immediate front outlook, a central focal point is provided via a chimney breast with open fire and tiled hearth with ample space for furniture suite. Leading to..

HALLWAY

With staircase approach to first floor level and access through to....

DINING ROOM

15'5" x 14'8" at longest and widest point (4.70 x 4.48 at longest and widest point)
With window to side elevation, used by the current vendors as a formal dining space with deep storage cupboard and being open plan through to....

BREAKFAST KITCHEN

19'11" x 11'9" (6.09 x 3.60)
Traditionally styled throughout with a range of fitted wall and base units with complimentary laminate surfaces over. Inset Belfast style sink features with space for a range style cooker, space for freestanding fridge freezer and free standing white goods. With tiled flooring throughout, window and access door to rear also. Leads through to...

UTILITY ROOM

With fitted shelving and plumbing for washing machine.

FIRST FLOOR SITTING ROOM

14'9" x 11'6" (4.50 x 3.52)
With staircase access from the ground floor and staircase approach also leading to second floor level. A versatile space being central to the property providing access to two bedrooms and house bathroom. Suitably sized to accommodate furniture suite but could also be used alternately as a family room/ play room.

BEDROOM ONE

16'2" x 12'0" (4.95 x 3.67)
With window in a fret style finish to the immediate front outlook, chimney breast detailing with fireplace insert and suitably sized to accommodate a double bedroom and freestanding bedroom furniture.

BEDROOM TWO

16'7" x 6'6" (5.07 x 2.00)
Of double bedroom proportions with window to rear and leading open plan through to....

ENSUITE SHOWER AREA

With wash hand basin, low flush WC and shower enclosure with tiling to splashbacks.



HOUSE BATHROOM

With window to rear elevation. Neutrally appointed throughout with white sanitaryware incorporating four piece suite including shower enclosure with wall mounted head and console, feature bath, wash hand basin, low flush WC. With inset spotlights to ceiling and heated towel rail.

SECOND FLOOR

Inner hallway provides access to two double bedrooms.

BEDROOM THREE

14'3" x 8'7" (4.36 x 2.64)

With Velux style roof light and of double bedroom proportions.

BEDROOM FOUR

14'9" x 8'11" (4.51 x 2.72)

With window to rear elevation and used as a fourth bedroom/ study again boasting double bedroom proportions.

EXTERNAL

8 West End itself remains conveniently positioned in a central Swanland setting, with picturesque views over the village pond.

Pedestrian access is granted from the front street scene with vehicular access to the rear, with dedicated parking provision and rear access door also.

Private and enclosed gardens feature with closed border fencing to perimeter boundaries. Boasting an excellent size that really must be seen to be fully appreciated and given the wealth of traditional appeal externally and ready to move in living space, comes recommended for further internal inspection.

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

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

2 West End, Swanland, HU14 3PE
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Location Map



Energy Performance Graph

