

staniford
grays



52 West End, Swanland, HU14 3PE

£295,000





52 West End

Swanland, HU14 3PE

- GENEROUS PLOT
- PROMINENT WEST END SETTING
- 2/3 BEDROOMS
- DECEPTIVELY SPACIOUS
- VIEWING ADVISED
- LARGE SEMI-DETACHED FAMILY HOME
- SCOPE FOR IMPROVEMENT
- 2 RECEPTION ROOMS
- NO ONWARD CHAIN

A SUPERB OPPORTUNITY IN CENTRAL SWANLAND OFFERING FURTHER SCOPE FOR IMPROVEMENT.

This deceptively spacious home offers a generous and private plot environment all within a central Swanland setting.

The property would be suitable for purchasers looking to the advantage of two double bedrooms with a third additional room offering versatility.

Living accommodation is provided to two floor levels with the spacious layout comprising; entrance hallway, reception lounge, dayroom/dining area and kitchen. To the first floor level two double bedrooms lead from a landing to include a house bathroom and access to a further room that could be used as a third bedroom space.

The property benefits from a large private rear garden with outbuildings and gated driveway with garage.

VIEWING AVAILABLE BY APPOINTMENT.



£295,000



GROUND FLOOR

ENTRANCE HALLWAY 12'5" x 12'4" (3.81 x 3.77)
A generously proportioned entrance hallway providing access to lounge space and day room. Staircase approach to first floor level and uPVC double glazed entrance door.

CLOAKROOM/ WC
With low flush WC, corner basin and tiling to splashbacks.

RECEPTION LOUNGE 14'9" x 12'7" (4.52 x 3.85)
With uPVC double glazed window to the immediate front outlook, suitably sized to accommodate furniture suite.

DINING/ DAY ROOM 23'1" x 11'1" (7.05 x 3.38)
Spanning the full width of the property, used for a multitude of purposes with a dedicated dining area with open plan access through to a further sitting room area. Gas fire insert, uPVC double glazed window to side elevation and patio doors to external terrace. Access door leading to....

KITCHEN 19'8" x 15'1" (6 x 4.60)
Fitted with a range of wall and base units with generous storage to three full wall lengths, inset laminate sink and drainer and space for a number of low level white goods and freestanding appliances. Wall mounted boiler, uPVC double glazed window to rear and access door leading through to rear garden.

FIRST FLOOR
A central landing gives access to two double bedrooms, with uPVC double glazed window to the rear elevation and additional window to the side.

BEDROOM ONE 13'9" x 10'11" (4.21 x 3.34)
With uPVC double glazed window to side, of double bedroom proportions and space for freestanding bedroom furniture. Decorative fire insert. Provides access to....

WALK IN WARDROBE/ BEDROOM THREE/ NURSERY/ OFFICE 12'11" x 8'3" (3.95 x 2.53)
Offering further scope for a formal bedroom space being accessed from the main bedroom itself.

BEDROOM TWO 14'6" x 14'3" (4.42 x 4.35)
With uPVC double glazed window to the front outlook, cast iron fire insert and of double bedroom proportions.



HOUSE BATHROOM

5'2" x 8'9" (1.60 x 2.67)

Three piece suite with shower over panel bath, pedestal wash hand basin, low flush WC and heated towel rail, with uPVC privacy window to the front elevation.

EXTERNAL

West End itself remains conveniently positioned in a central Swanland position offering a number of characterful homes and boasting a very pleasant street scene.

Vehicular access is given to the property via a dedicated driveway with herbaceous planting and shrubbery to the front boundary perimeters. In turn entrance gate leads through to a detached garage with hardstanding area and access to brick built outbuildings, currently used for storage and opens to an expansive laid to lawn grass section with well stocked borders, herbaceous planting shrubbery and hedges, a greenhouse and summerhouse.

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

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.

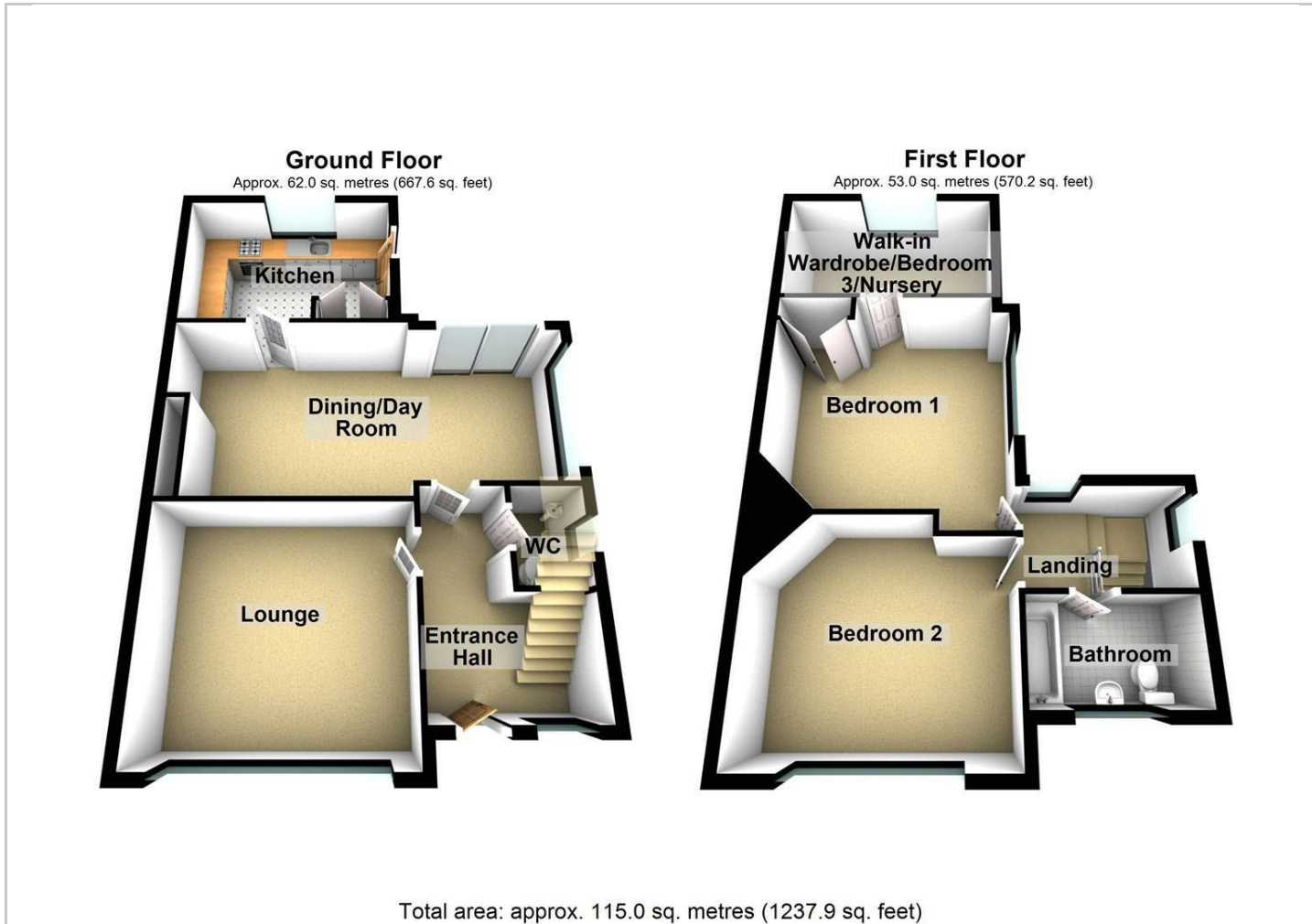
MISREPRESENTATION ACT 1967

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



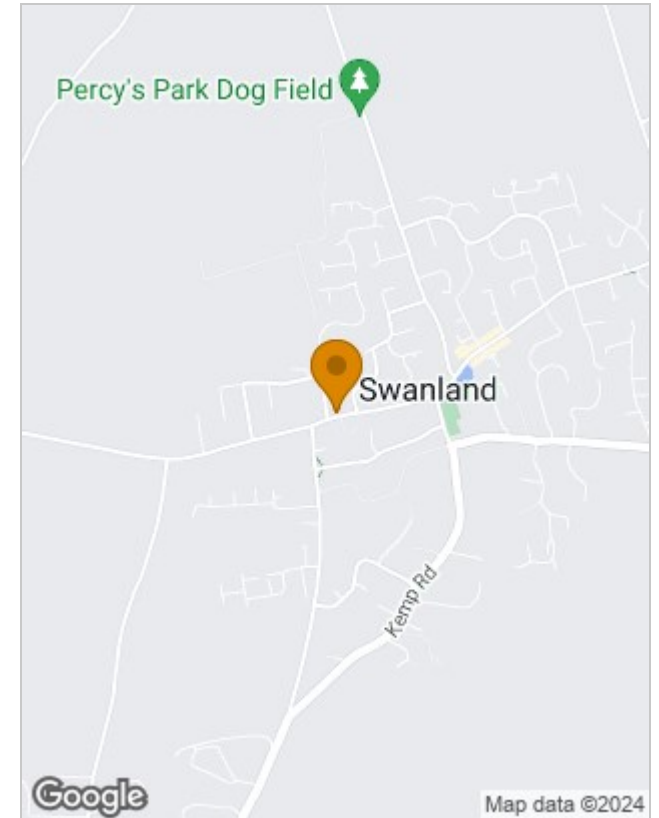
Viewing

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.

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Location Map



Energy Performance Graph

