

**staniford**  
grays



39 Dale Road, Swanland, HU14 3QH  
£174,950

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# 39 Dale Road

Swanland, HU14 3QH

- END TERRACE HOME
- MODERN KITCHEN
- NO ONWARD CHAIN
- VIEWING ADVISED
- EXTENDED TO REAR
- PRIVATE FRONT AND REAR GARDENS
- FURTHER IMPROVEMENT POTENTIAL

CENTRALLY LOCATED IN THE DELIGHTFUL VILLAGE OF SWANLAND AND BENEFITTING FROM AN END TERRACE POSITION.

Ideally suited for applicants looking for generous 2 bedroom living with the benefit of no onward chain.

A bay fronted reception Lounge leads to an open plan Dining Kitchen, offering a sizeable space with full garden views and a Utility Room beyond.

To the first floor level the property benefits from two double bedrooms with a shower room.

Externally a private frontage exists with a lawned and private rear garden.

Available for immediate inspection with no onward chain.



£174,950



## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door, with staircase approach to first floor level. Leads to...

### RECEPTION LOUNGE

Enjoying good levels of natural daylight, with uPVC double glazed bay window to the elevated front outlook, suitably sized to accommodate furniture suite, with a central focal point provided via a traditionally styled tiled hearth and surround with open fire insert, access to understairs storage cupboard. 12'10" x 11'6" (3.93 x 3.51)

### OPEN PLAN DINING KITCHEN

Fitted with a range of modern wall and base units to 2 wall lengths, incorporating generous storage with inset sink and drainer, low level oven, ceramic hob. Space for a number of freestanding white goods and further storage to alternate wall length, storage heater. Tiling to splashbacks, uPVC double glazed window to side elevation, uPVC patio access door to the rear garden outlook. 16'9" x 7'8" (at longest & widest point) (5.12 x 2.35 (at longest & widest point))

### UTILITY ROOM

With side access door, base units and space for further white goods. 5'0" x 5'10" (1.54 x 1.79)

## FIRST FLOOR

### LANDING

The landing gives access to two double bedrooms and shower room.

### BEDROOM ONE

With two uPVC double glazed windows to the front outlook over Dale Road, with exposed wood flooring. Suitably sized to accommodate double bed and freestanding bedroom furniture. Storage heater. 15'11" x 9'1" (4.86 x 2.78)

### BEDROOM TWO

With uPVC double glazed window to the rear outlook, exposed wooden floor and fitted storage cupboard. 10'9" x 8'0" (3.29 x 2.46)





**SHOWER ROOM**

7'10" x 6'9" (2.40 x 2.06)

Immaculately appointed with walk-in shower cubicle with wall mounted showerhead and console, pedestal basin and low flush w.c, tiling to full splashback areas and uPVC double glazed privacy window.

**OUTSIDE**

The delightful end terraced property benefits from a central Swanland location being a moment's walk away from the benefits, services and amenities of the village centre.

Enjoying good levels of roadside appeal and being screened from Dale Road itself with herbaceous planting and borders to perimeter boundaries, with pedestrian access to the property entrance itself and laid to lawn grass section.

A concrete and gravelled area leads in turn to the the side of the property with access to the private and enclosed rear garden. With patio terrace from the immediate building footprint, laid to lawn grass section, storage shed, close boarded fencing and mature hedged perimeter boundaries and mature planting offering screening throughout, benefitting from a West-facing orientation.

**AGENTS NOTE**

The property comes available for immediate inspection with no onward chain involved, with some likely modest cosmetic improvements to be undertaken by an onward purchaser.

**SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. The property has electric storage heaters currently. The ERYC council tax band is 'B'.

**FIXTURES AND FITTINGS**

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

**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

**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.

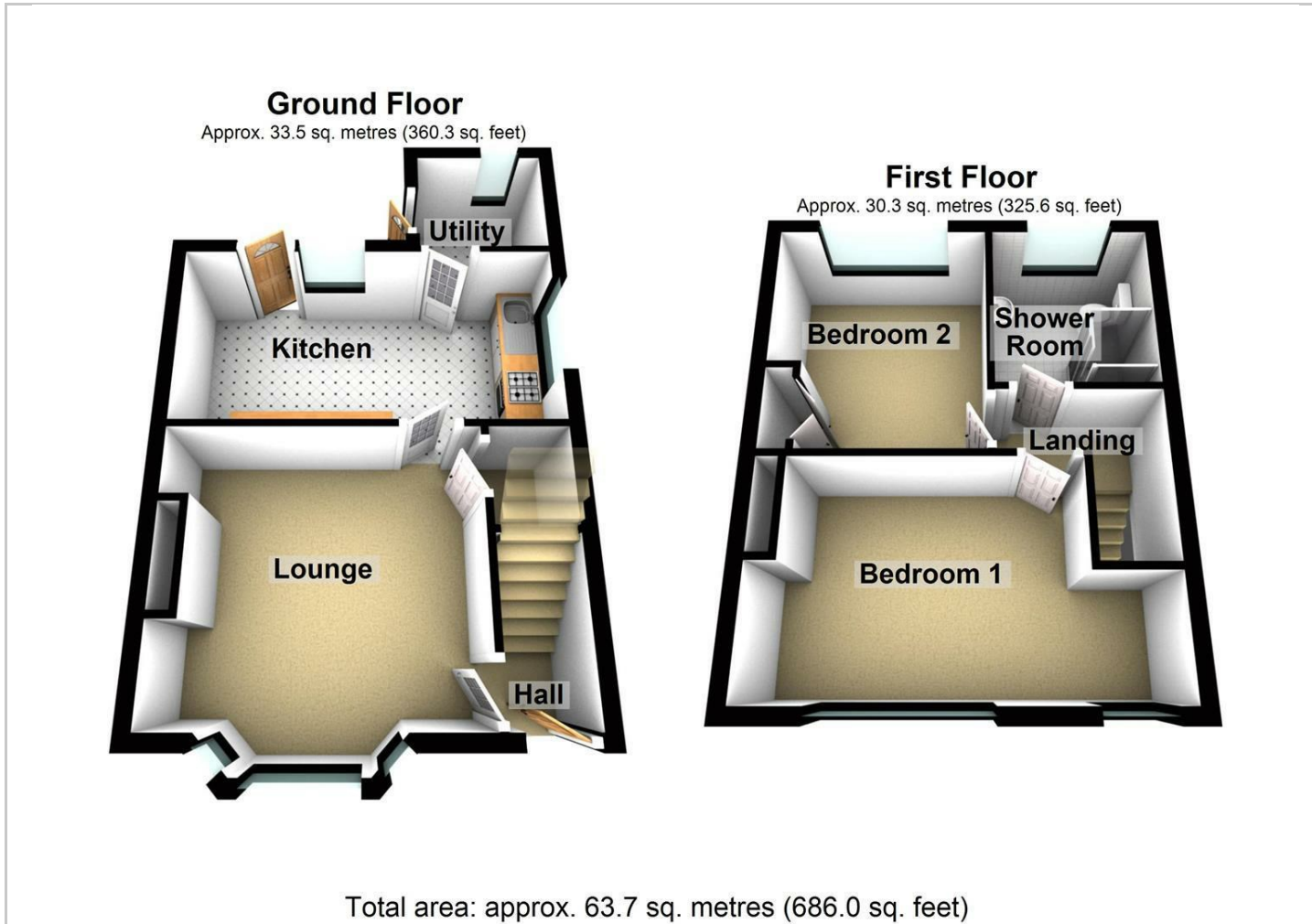
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







## Floor Plans



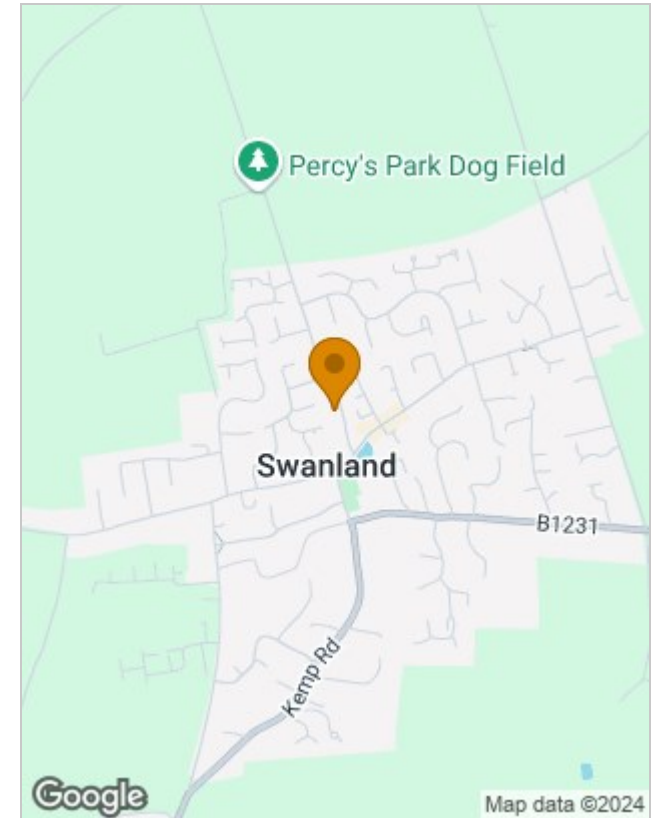
## Viewing

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  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

