

staniford grays



12 Hall Park, Swanland, HU14 3NL

£559,950





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- IMPRESSIVE PROPORTIONS
- DISCREET CUL-DE-SAC SETTING
- FOUR DOUBLE BEDROOMS
- PRIVATE GARDENS
- VIEWING ADVISED
- CONVERTED FIRST FLOOR LEVEL
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- DOUBLE DRIVEWAY AND GARAGE

GENEROUS EXECUTIVE BUNGALOW WITH CONVERTED FIRST FLOOR LEVEL.

Ideally situated off Tranby Lane on the delightful setting of Hall Park, the bungalow for sale offers sizeable living accommodation in a mature plot environment.

Offering modern appeal and coming ready for immediate occupation occupying a discreet cul-de-sac position being deceptively spacious throughout and extending in excess of 2200 sq ft in size.

12 Hall Park comes highly advised for internal inspection to fully acknowledge the proportions of home on offer. The versatile arrangement of living space comprises, Entrance Hallway, Formal Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Principal Suite, Bedroom 2, Study and Bathroom.

A converted second floor level offers an expansive Bedroom with reception space and Shower Room and a further 4th Bedroom.

Externally mature and established gardens feature to three aspects with a double width driveway providing ample parking provision leading to a Double Garage. The gardens remain private and enclosed throughout with mature planting to the perimeters giving excellent levels of seclusion.



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ENTRANCE HALLWAY 22'0" x 4'6" (6.72 x 1.39)
Accessed via uPVC double glazed privacy door with feature window with decorative insert to front facing elevation, wall light points and access provided to ground floor reception spaces and bedroom accommodation. Leading through to inner hallway also.

RECEPTION LOUNGE 16'5" x 18'5" (5.02 x 5.62)
Boasting elegant room proportions throughout with uPVC double glazed windows to the side facing garden outlook and French doors and complimentary windows either side to the full rear garden outlook. A central focal point is provided to the marble hearth and surround with gas fire insert, further wall light points and French door access through to...

DINING ROOM 11'11" x 12'11" (3.64 x 3.94)
A versatile reception space used by the current vendor as a formal dining space with access from the entrance hall also and leading through to...

SUN ROOM EXTENSION 13'6" x 13'3" (4.12 x 4.05)
With orangery style glazed pitched roof, inset spotlights, laminate to floor coverings, uPVC double glazed units and French door access leading to garden with full views.

DINING KITCHEN 13'8" x 11'10" (4.18 x 3.62)
Immaculately appointed throughout with a range of high gloss wall and base units with contrasting work surfaces over. With uPVC double glazed window to rear outlook, inset spotlights to ceiling and space for breakfast table. A number of integrated appliances include double mid level Neff oven and warming drawer, Neff gas hob with extractor canopy over, inset Franke one and a half bowl sink and drainer with feature mixer tap. Integrated dishwasher and in its entirety offering contemporary styling throughout.

UTILITY ROOM 9'6" x 9'1" (2.91 x 2.79)
With windows to the rear elevation and side access door. Fitted with a range of wall and base units, space for a number of low level white goods including plumbing for washing machine. Wall mounted boiler and inset sink and drainer.

PRINCIPAL SUITE 20'4" x 13'0" (6.21 x 3.98)
Accessed from the main entrance hall and benefitting from an excellent size with good levels of natural daylight with uPVC double glazed window to the frontage and French doors leading to the garden. With a range of fitted bedroom furniture including full height wardrobes, vanity dresser, storage and bedside drawers. Wall light points and providing access through to...

ENSUITE SHOWER ROOM 6'2" x 10'10" (1.90 x 3.32)
With self contained shower cubicle with rainfall showerhead. Concealed cistern low flush WC, inset basin to vanity storage. Panel bath with feature tap and inset tap points. Inset spotlights to ceiling, uPVC privacy window to side, mosaic border detailing, tiling to floor coverings and majority wall covering.

BEDROOM TWO 14'0" x 11'3" (4.28 x 3.44)
A further double bedroom space with storage cupboards to wall length and uPVC double glazed window to front outlook.

FAMILY BATHROOM 7'9" x 8'5" (2.37 x 2.57)
With uPVC privacy window to frontage, panel bath, inset basin, low flush WC, heated towel rail, tiling to splashbacks and inset spotlight to ceiling.



STUDY

A versatile space with fixed staircase approach leading to first floor level with bay uPVC double glazed window and generously sized enough to accommodate desk and easy chair.

10'7" x 10'0" (3.25 x 3.07)

FIRST FLOOR

Landing provides access to a further impressive first floor bedroom suite/ guest bedroom and bedroom four.

GUEST SUITE

Suitable sized to accommodate double bed with Velux roof lights, opening through to a further reception space.

22'0" x 9'8" (6.71 x 2.96)

RECEPTION SPACE

With storage cupboard, Velux roof light, inset spotlights. Generous eaves storage throughout and leading to...

14'11" x 13'4" (4.56 x 4.07)

ENSUITE SHOWER ROOM

With self contained shower cubicle, wall mounted shower head and console, glazed shower screen, low flush WC, inset vanity basin, tiling to splashbacks and mosaic border with Velux roof light also.

BEDROOM FOUR

Currently used as an office space but could be used as a well proportioned fourth double bedroom with double Velux roof light and fitted shelving.

9'6" x 12'0" (2.92 x 3.67)

EXTERNAL

Hall Park itself remains an executive residential setting accessed from the exclusive Tranby Lane area of Swanland.

The dedicated property benefits from a well positioned plot in a cul-de-sac position enjoying broad roadside frontage with double width driveway, laid to lawn grass section and pathway extending round the building footprint.

Access is provided to a double garage with electronically operated rolling door with wall light points. Secure and gated access to the property rear via wrought iron gate and inner walkway. With personnel access door to garage also.

To the rear gardens and expansive laid to lawn grass section features with herbaceous planting, shrubbery and borders to the perimeter with hedged border detailing, again offering excellent levels of privacy and seclusion throughout and must be seen to be fully appreciated. A patio terrace extends from the immediate building footprint with external lighting and tap points.

COUNCIL TAX:

We understand the current Council Tax Band to be F

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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@stanfordsg.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.

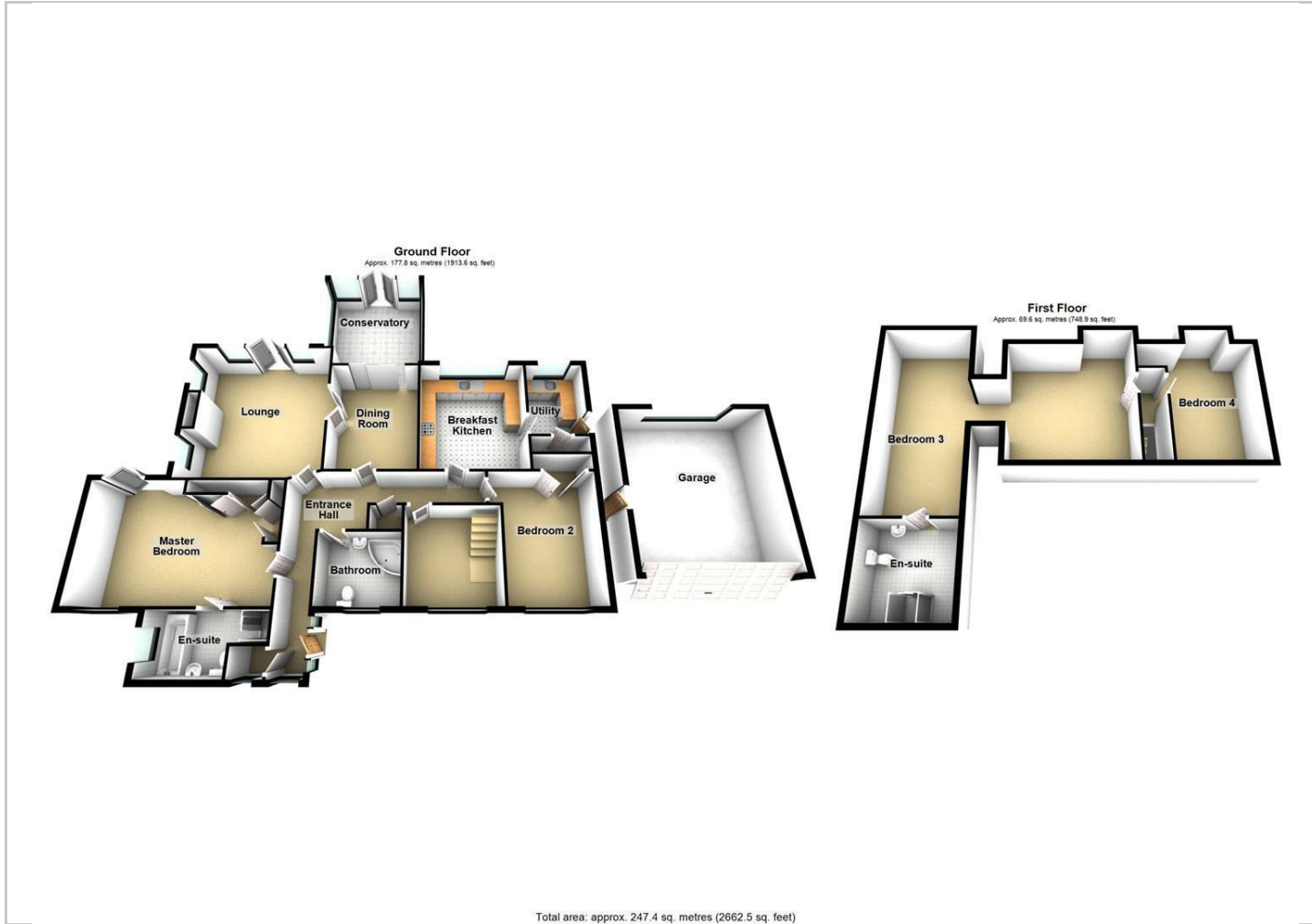
MISREPRESENTATION ACT 1967

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.

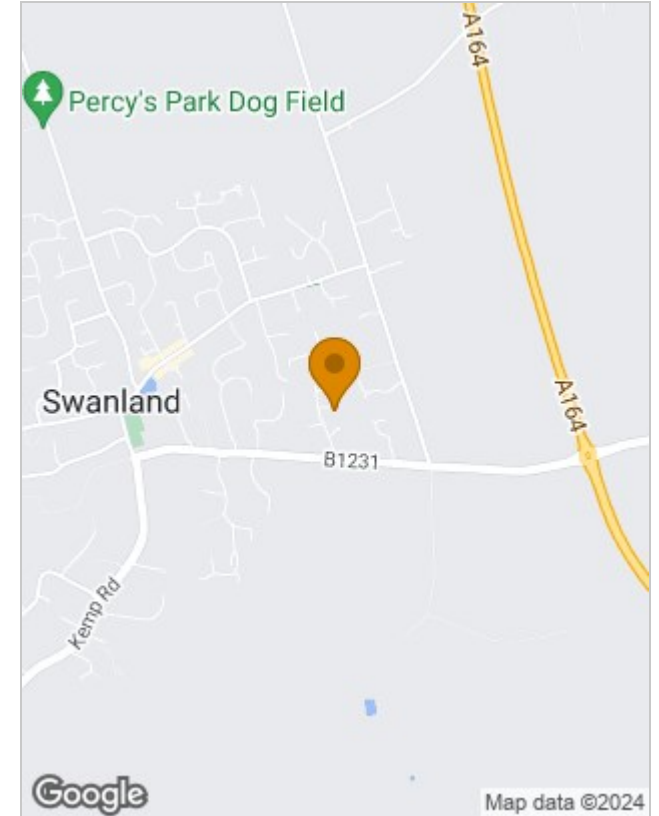
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



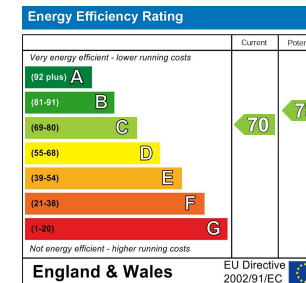
Floor Plans



Location Map



Energy Performance Graph



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.