

staniford
grays



5 Easenby Close, Swanland, North Ferriby, HU14 3NP

Offers In Excess Of £250,000



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5 Easenby Close

North Ferriby, HU14 3NP

- EXTENDED AND IMPROVED LAYOUT
- DRIVEWAY AND GARAGE
- 2 BEDROOMS
- PEACEFUL COMMUNAL COURTYARD CUL-DE-SAC SETTING
- NO ONWARD CHAIN
- OPEN PLAN LIVING SPACE
- CHARACTER COTTAGE
- HIGH INTERNAL SPECIFICATION
- CENTRAL SWANLAND LOCATION

CHARACTER COTTAGE WITH DRIVEWAY AND GARAGE.

Discreetly positioned in the tranquil location of Easenby Close, Daisy Cottage represents a genuine character home of ready to move in appeal.

A full programme of renovation and extension over the years has created a stylish home offering a blend of traditional feature with modern detailing and accents throughout.

The barn conversion façade offers excellent levels of ‘chocolate box’ appeal and a commitment to attention to detail internally with homes of this calibre rarely for sale within this ever popular village location.

The well-arranged living accommodation comprises; Main reception Lounge leading through to an open plan kitchen diner and Orangery/Sunroom with further reception space beyond. To the first floor level an inner landing gives access to two Bedrooms with a well appointed House Bathroom.

Externally the cottage enjoys excellent levels of roadside appeal with provision for parking to the driveway and garage. To the rear of the dwelling a private courtyard features with a communal area to the frontage accessed via a 5-bar style gate.

Internal inspection highly advised given the smart presentation throughout.



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GROUND FLOOR

A welcoming entrance to this character style barn conversion home, accessed via stable-style split door into...

OPEN PLAN LOUNGE/ DINING/ RECEPTION AREA 19'8" x 15'5" (6.00 x 4.70)
(at longest & widest point)

With window to immediate front elevation, full hard tiled flooring extending throughout the entire ground floor level, return oak staircase with glazed detail leading to the first floor level, deep understairs storage cupboard and oak internal doors throughout. Suitably sized to accommodate furniture suite with space for dining table and chairs to alternate room length, and being open plan to the kitchen also. Underfloor heating features throughout the ground floor level, with access provided through to Orangery from the reception lounge.

ORANGERY 10'5" x 6'10" (3.20 x 2.10)
Enjoying excellent levels of natural daylight with French doors leading to the private rear courtyard and feature roof lantern. Used currently as a second reception space, with tiling to floor coverings also.

KITCHEN AREA 15'1" x 6'10" (4.60 x 2.10)
Well appointed throughout with an extensive range of fitted wall and base units in oak finish with contrasting work surfaces over. A number of integrated appliances include double oven, gas hob with extractor canopy over, integrated microwave, fridge freezer and dishwasher, inset sink and drainer with feature mixer tap also, cabinetry to both wall lengths. Access is also granted to the external courtyard area.

FIRST FLOOR
A gallery style landing provides access to two bedrooms and house bathroom with storage cupboard also with oak balustrade and glazed detailing. Cupboard also houses central heating boiler.

BEDROOM ONE 11'9" x 9'10" (3.60 x 3.00)
With uPVC double glazed window to rear outlook, of double bedroom proportions with fitted sliding wardrobes to full wall length.

BEDROOM TWO 12'9" x 5'2" (3.90 x 1.60)
With uPVC double glazed window to the frontage, has potential to be used as a second bedroom or home office.

HOUSE BATHROOM
Immaculately appointed throughout with Duravit suite, offering contemporary sanitaryware including inset tiled panel bath with showerhead fitment over, concealed cistern low flush w.c, bidet, wash hand basin, wiling to floor and wall coverings and heated towel rail also.



OUTSIDE

5 Easenby Close remains conveniently positioned in the picturesque village of Swanland, remaining a short distance walk away from all the services and amenities the village centre has to offer. The subject dwelling benefits from a dedicated driveway with a single garage with up&over access door. Pedestrian access is granted to the property via a five-bar stable gate with additional pedestrian access gate leading into a communal brick sett courtyard with trellised and terrace detailing. The property has a 'chocolate box' external appeal, with raised plant borders and detailing. To the rear of the property a shared access leads to a dedicated access gate into an enclosed courtyard with brick wall detailing and boarded fencing to perimeter boundaries, enjoying complete privacy and seclusion throughout.

AGENTS NOTE

The property comes ready for immediate occupation with no onward chain, with viewing available through the sole selling agent Staniford Grays. In its entirety, the property has been well maintained and upgraded throughout, fully deserving of internal viewing.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the ERYC council tax band to be 'C'.

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.

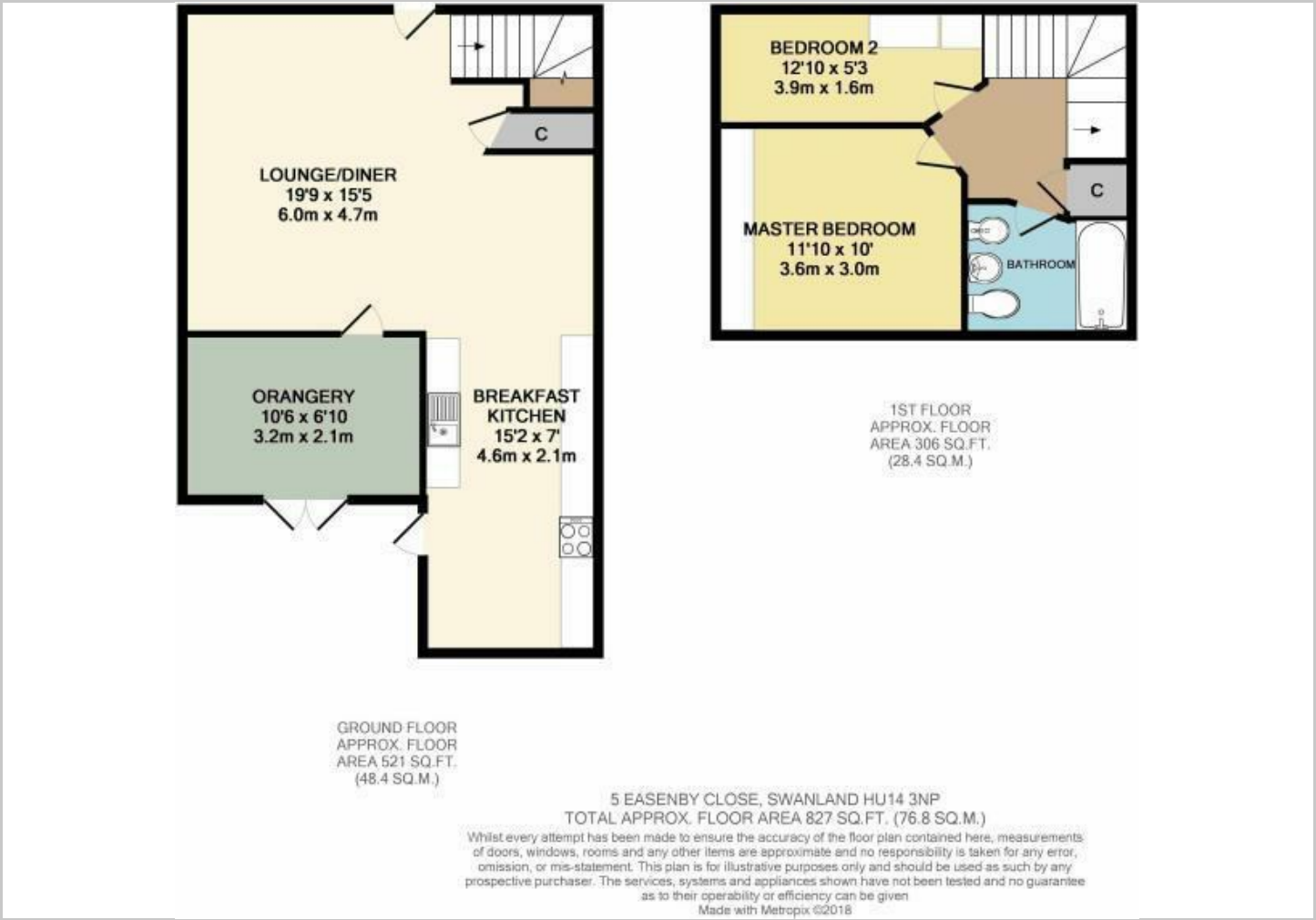
MISREPRESENTATION ACT 1967

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



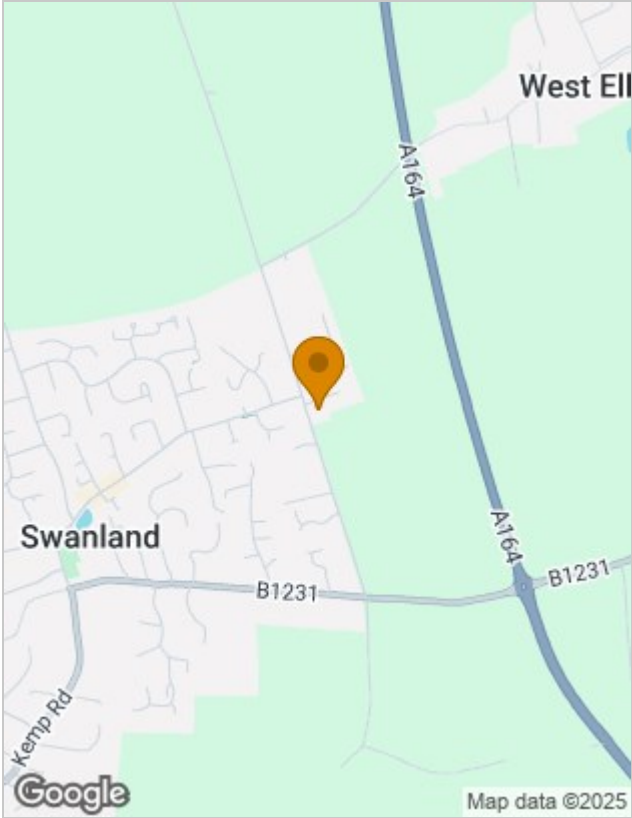
Viewing

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.

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Location Map



Energy Performance Graph

