



21 Queensbury Way, Swanland, HU14 3QE

£335,000





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- CORNER PLOT
- DISCREET SETTING IN CENTRAL SWANLAND
- 3 BEDROOMS
- FURTHER POTENTIAL
- DECEPTIVELY SPACIOUS
- DEDICATED PARKING TO DRIVEWAY AND GARAGE
- 2 BATHROOMS
- NO ONWARD CHAIN

DECEPTIVELY SPACIOUS BUNGALOW HOME WITH PRIVATE FACING GARDENS.

Having been well maintained internally with some further and likely cosmetic upgrade and a blank canvas for a prospective purchaser.

Flexible living accommodation includes; Entrance Hallway, open plan Lounge/Dining reception room, Breakfast Kitchen, three well-proportioned Bedrooms (Ensuite to Principal Bedroom) and Bathroom.

Driveway and forecourt parking, detached garage with private and enclosed gardens.

The bungalow remains a must view property for all serious applicants looking to reside in a peaceful environment within proximity to the centre of Swanland village.



£335,000



ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door, with laminate to floor coverings and access provided to accommodation over the single floor level.

RECEPTION LOUNGE

22'3" x 14'7" at longest and widest point (6.79 x 4.45 at longest and widest point)
Spanning the length of the property with good levels of natural daylight provided via a large uPVC double glazed window to the front elevation. A multifunctional reception space with an arrangement of furniture to the reception lounge and a central focal point provided via a gas fire insert and stone hearth and surround. Leading open plan through to a further reception/ dining area with sliding door to the rear garden outlook. French doors leading into the breakfast kitchen and French doors also providing access from the entrance hallway.

BREAKFAST KITCHEN

21'4" x 9'9" (6.51 x 2.98)
With outlook to the rear garden and internal door to rear vestibule. Fitted with a range of traditionally styled wall and base units with contrasting work surface over, space for a number of freestanding white goods, inset one and a half bowl sink and drainer with mixer tap. Electric hob, low level oven, tiling to splashbacks, laminate to floor coverings and dedicated space for dining table to the alternate room length.

REAR VESTIBULE

With uPVC double glazed window to the rear garden area.

INNER HALLWAY

Providing access to three bedrooms and house bathroom with loft access point and storage cupboard.

BEDROOM ONE

11'5" x 11'9" (3.50 x 3.59)
Of double bedroom proportions with space for freestanding bedroom furniture, uPVC double glazed bay window and access to ensuite shower room.

ENSUITE SHOWER ROOM

4'0" x 6'5" (1.22 x 1.96)
With double walk in shower tray, wall mounted head and console, pedestal wash hand basin, low flush WC, tiling to splashbacks and fitted cupboard also.

BEDROOM TWO

9'10" x 11'8" into bay (3.02 x 3.57 into bay)
With uPVC double glazed window to the rear outlook, used as a second bedroom space and of a good size.

BEDROOM THREE

14'9" x 7'8" at longest and widest point, tapering (4.51 x 2.36 at longest and widest point, tapering)
Has potential to be used as a third bedroom or alternately as a dressing room or study area. With access to dedicated walk in wardrobe and window to front elevation.



WALK IN WARDROBE/ BOILER ROOM

6'5" x 4'11" at longest and widest point. (1.98 x 1.51 at longest and widest point.)
With wall mounted Ideal combination boiler.

BATHROOM

10'0" x 7'4" (3.07 x 2.25)
Well appointed throughout with four piece suite in traditional style comprising of low flush WC, inset basin to vanity unit. panel bath with shower head fitment and separate bidet also as well as heated towel rail.

EXTERNAL

Queensbury Way itself remains conveniently positioned within a central Swanland setting offering a range of services and amenities remaining a short distance walk away. The property benefits from a discreet corner position with driveway to the immediate property frontage providing ample parking provision. A hard landscaped front garden area with established planting, shrubbery and borders to the front perimeter boundary, offering good levels of seclusion and screening.

A garage also features to the rear of the property.

Patio terrace extends from the immediate building footprint to the rear, again with a low maintenance garden, tapering down to the rear garage access.

GARAGE

With up and over access door and personnel door to side.

AGENTS NOTE

The property comes ready for immediate bungalow living with further scope for cosmetic improvement and potential throughout. Given the central village position, comes recommended for internal inspection.

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 :

Staniford 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@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."

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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.

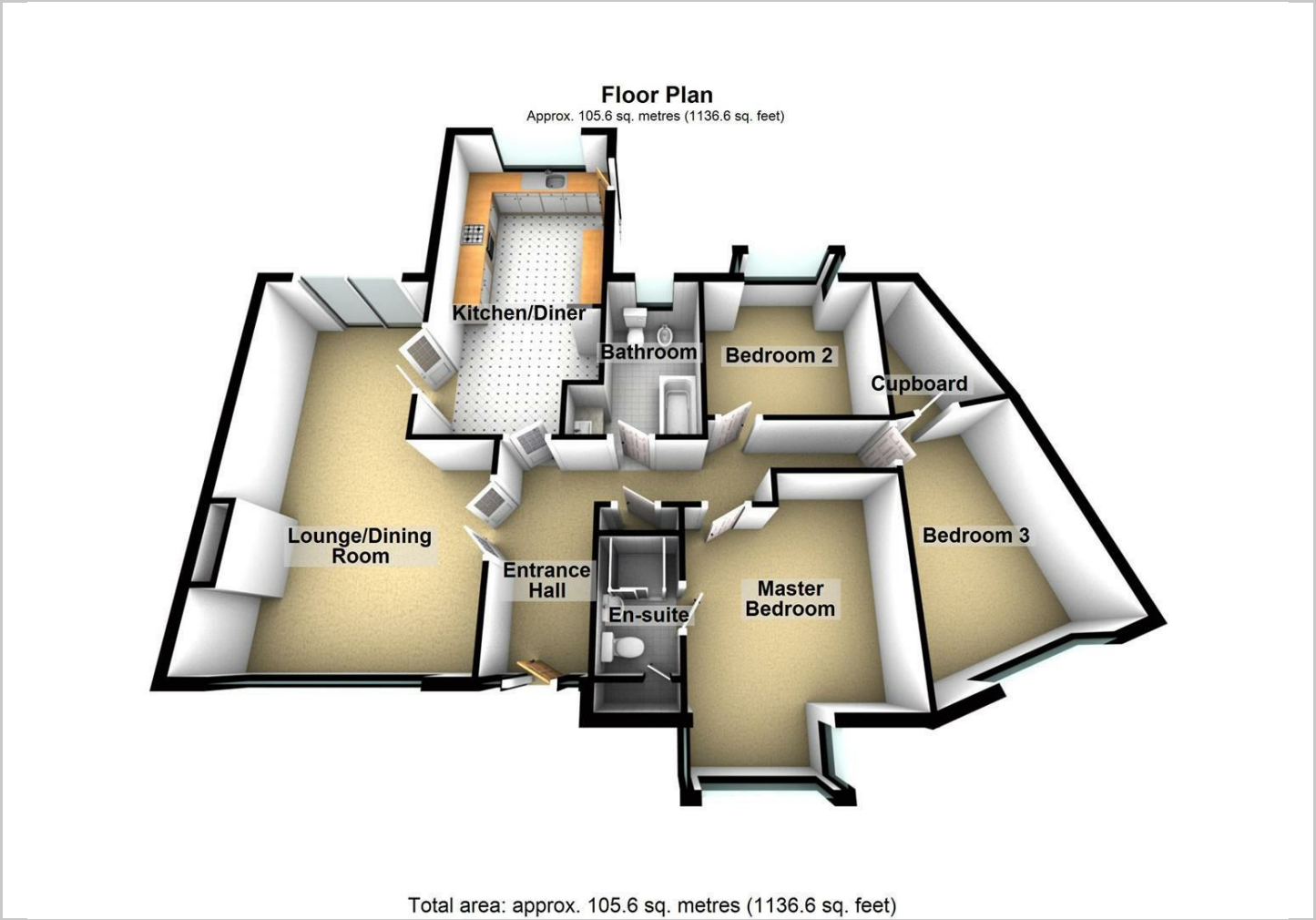
MISREPRESENTATION ACT 1967

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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

