

staniford
grays



31 Mill Rise, Swanland, HU14 3PN

£259,950





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Swanland, HU14 3PN

- QUIET CUL-DE-SAC SETTING
- DRIVEWAY AND GARAGE PARKING
- VERSATILE LIVING SPACE
- PRIVATE REAR GARDENS
- DECEPTIVELY SPACIOUS
- UP TO 3 BEDROOMS
- MODERNISATION AND EXTENSION POTENTIAL
- SOLAR PANELS

A WELL POSITIONED SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC SETTING.

Offering potential to an applicant looking to expand the first floor accommodation if required given the generous loft size.

Presented with a flexible arrangement of versatile living space and being tastefully appointed throughout. Suitable for family profiles or applicants who would see the benefit in a ground floor bedroom also with provision for up to 3 Bedrooms.

The generous room sizes are complemented by good levels of natural daylight throughout with this dormer home on offer remaining much larger than a passing glance would suggest.

The flexible accommodation comprises; Entrance Vestibule, Hallway, Reception Lounge taking advantage of garden views open plan to a Dining Area, Kitchen, 2 double ground floor Bedrooms and separate Shower Room. To the first floor level, access is granted to a double Bedroom with expansive loft space ripe for conversion (subject to necessary permissions).

Externally a cul-de-sac position benefits from driveway parking with garage provision and a rear garden beyond having the benefit of complete privacy and of maintainable size.

Coming available for immediate viewing with scope for further improvement.



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GROUND FLOOR

ENTRANCE VESTIBULE

Access via sliding entrance door, open plan into reception hallway, with balustrade and staircase approach to first floor level. Access provided to reception rooms and bedroom space across the single floor level.

LOUNGE / DINING ROOM

Of a generous size benefiting from orientation over private West facing rear gardens, with French doors leading to patio terrace. A central focal point is provided via traditional style gas fireplace with hearth, mantel and surround, laminate to floor coverings. A versatile room used as a reception lounge being open plan to a dining area with internal glazed window to hallway also.

21'11" x 12'4" (6.69 x 3.76)

KITCHEN

Situated to the rear of the property, with uPVC double glazed windows to the side and rear aspect and personnel door leading to the garden also.

12'7" x 8'5" (3.85 x 2.57)

Traditionally styled throughout with a range of fitted wall and base units, double oven, four ring gas hob with concealed extractor canopy, integrated dishwasher and fridge, one & a half bowl sink and drainer with mixer tap. Space for washing machine machine.

INNER HALLWAY

With storage cupboard housing alarm console, provides access to two double bedrooms and shower room.

BEDROOM ONE

Of an excellent size with fitted wardrobes to one full wall length, locker storage and sliding wardrobes to the alternate room length, bow crescent uPVC window.

13'0" x 10'8" (3.97 x 3.27)

BEDROOM TWO

With uPVC double glazed bow crescent window to front outlook, again boasting double bedroom proportions with wardrobe and locker storage.

11'6" x 9'3" (3.53 x 2.82)

HOUSE BATHROOM

With panel bath, low flush w.c, pedestal wash hand basin, all appointed in a traditional style, with tiling to splashback areas, uPVC privacy window to side elevation

6'11" x 8'9" (2.12 x 2.67)

FIRST FLOOR



BEDROOM THREE

14'8" x 9'4" (4.49 x 2.85)

Being deceptively spacious and of an excellent size, fitted triple wardrobe, uPVC double glazed window to side elevation. Access is provided to expansive loft and eaves storage, offering further scope for conversion subject to the necessary permissions and must be seen to be fully appreciated.

OUTSIDE

The subject property itself benefits from a private cul-de-sac position serving a number of similarly styled bungalows and dormer bungalow homes.

A dedicated driveway offers ample parking provision, in turn leading through gates to Detached Garage with up&over access door.

Well screened front garden perimeter with established shrubs, well stocked borders and laid to lawn grass section leads to the property entrance.

The rear of the property features a patio leading from the immediate building footprint, further patio to the rear, laid to lawn grass section, established shrubs and planting to borders, all offering good levels of screening to the West facing orientation.

Photovoltaic (solar) panels feature to the roof with further tariff details available upon request through the sole selling agent Staniford Grays.

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 current E.R.Y.C council tax band to be 'C'.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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.

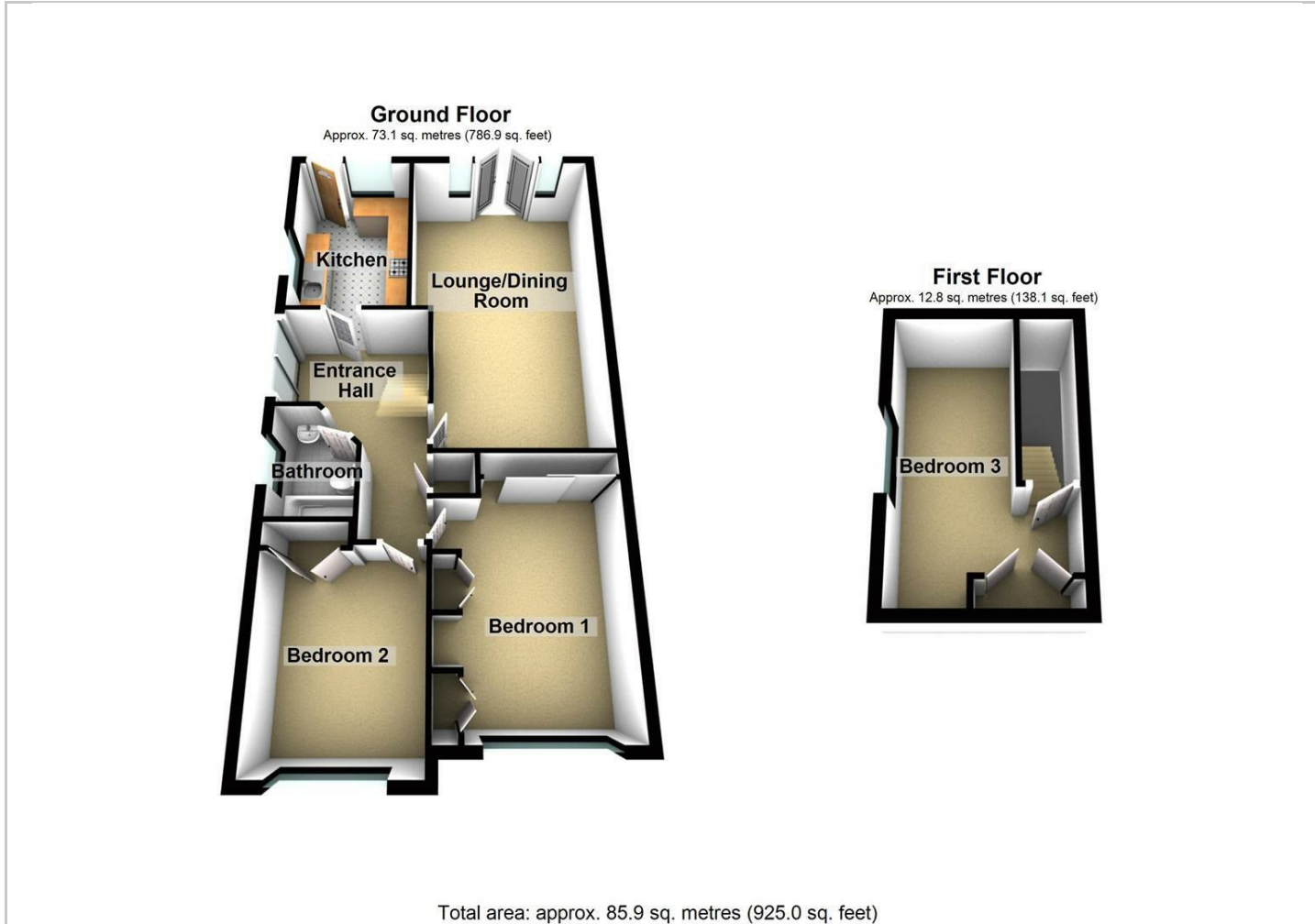
MISREPRESENTATION ACT 1967

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	