

staniford
grays



54 West End, Swanland, HU14 3PE

No Onward Chain £350,000





54 West End

Swanland, HU14 3PE

- WEALTH OF CHARACTER FEATURE AND POTENTIAL
- OVER 1400 SQUARE FEET IN SIZE
- DOUBLE GARAGE AND WORKSHOP SPACE
- SUPERB OPPORTUNITY IN CENTRAL SWANLAND SETTING
- 3 LARGE BEDROOMS
- BRICK BUILT OUTBUILDING/ BAR /OFFICE
- GENEROUS PARKING TO DRIVEWAY

A must view property given the level of potential on offer, all within a central Swanland setting.

Extending over 1400 square feet, the property itself boasts a wealth of traditional features being situated upon a corner plot.

Offering generous driveway parking with Detached Double Garage Block, additional Workshop and Home Office/Games Room/Bar.

To the ground floor a reception hallway leads to a large bay fronted reception Lounge, Dayroom/Dining Area, Kitchen and W.C.

A gallery landing to the first floor leads to 3 generous double Bedroom sand House Bathroom.

The mature plot in its entirety offers good levels of screening and privacy with a wealth of opportunity for the right applicant.

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GROUND FLOOR

ENTRANCE HALLWAY

14'11" x 11'4" (4.56 x 3.47)
Generous reception hallway to this individually styled property, with return staircase leading to first floor level and parquet flooring. An abundance of natural daylight is provided via side windows and Velux rooflight, with access to the ground floor reception rooms.

CLOAKROOM / W.C

With low flush w.c, wall mounted corner basin, tiling to splashbacks and window to front elevation.

RECEPTION LOUNGE

18'1" x 12'2" (5.53 x 3.71)
With oversize side bay window and generous ceiling height offering a wealth of character and feature, with a focal point provided via a brick built Inglenook fireplace with wood burning stove, windows to rear. Access provided through to...

DAY ROOM / SITTING ROOM

16'3" x 12'2" (4.96 x 3.71)
With bay window to the immediate front outlook, cast iron fire insert, has potential to be used for a multitude of purposes, being open plan through to...

DINING AREA

9'10" x 12'0" (3.01 x 3.68)
With cupboard and stone flooring, internal window through to...

KITCHEN

9'10" x 6'10" (3.01 x 2.09)
With personnel door to the rear, fitted with a range of wall and base units, gas/electric range cooker, Belfast sink, tiling to splashbacks, space for a number of freestanding white goods. Given the size of kitchen has the potential to be extended into the dining area.

FIRST FLOOR

GALLERY LANDING

With windows to the front and side elevations, loft access point, providing access to three generously proportioned bedrooms and house bathroom.

BEDROOM ONE

14'3" x 12'2" (4.36 x 3.73)
With window to front elevation, of an excellent size, with generous ceiling heights.

BEDROOM TWO

12'4" x 13'1" (3.76 x 4.00)
With windows to the front and side elevations, with fitted bookshelves to two wall lengths and of an excellent size offering a wealth of traditional detailing.

BEDROOM THREE

13'0" x 9'6" (3.98 x 2.91)
With window to the rear and open fire insert.



HOUSE BATHROOM

9'0" x 7'6" (2.75 x 2.29)

Neutrally appointed throughout with panel bath, pedestal wash hand basin, corner shower cubicle with wall mounted showerhead and console, low flush w.c, tiling to splashbacks.

OUTSIDE

Conveniently positioned being situated upon the corner of West End and Westfield Lane, the property offers excellent levels of screening and seclusion given the fencing to the front perimeter boundary and established trees throughout the plot.

Pedestrian access is granted from West End itself with front garden laid to lawn, with vehicular access and further pedestrian access from Westfield Lane. Double gates provide access to a brick sett courtyard area with further storage shed provision (with full power and workbench) and further double width driveway. The rear of the property is mainly hard landscaped throughout and given the opportunity available, the property comes recommended for further internal inspection.

DOUBLE GARAGE + WORKSHOP

A detached garage block with twin up&over access doors and additional workshop area also with up&over access door, personnel door to side, full power and lighting, work bench, boarded loft for storage with ladder access.

Given the generous parking and storage space the opportunity available could be suitable for applicants with some form of commercial interest.

HOME OFFICE/BAR/GAMES ROOM

15'5" x 9'3" (4.71m x 2.83m)

With stable style entrance door, Velux rooflights, fully boarded loft area with access ladder. Could be ideally used as a home office as it offers full power and lighting also.

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

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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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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

