



Westfield House Westfield Lane, Swanland, HU14 3PG

Price £350,000







# Westfield House Westfield Lane

Swanland, HU14 3PG

- UNIQUE OPPORTUNITY
- DESIRABLE SWANLAND SETTING
- GENEROUS CORNER PLOT
- FURTHER GARAGE TO REAR OF PLOT
- NO ONWARD CHAIN
- REFURBISHMENT AND EXTENSION POTENTIAL
- DRIVEWAY AND GARAGING

Occupying a generous corner plot position, Westfield House has not been presented to the market for some time. Ideally suited for applicants looking for a family home to extend and improve, all within a peaceful Swanland setting.

Offering considerable scope for potential throughout retaining excellent room proportions, only an internal inspection comes recommended to fully appreciate the uniqueness and broad appeal of the property on offer.

The spacious living accommodation includes Entrance Hall, front facing Lounge, Dining Room/Sitting Room, Breakfast Kitchen with Utility Area and W.C.

To first floor level a central landing leads to two Bedrooms and a Family Bathroom with scope for extension over the garage and being of good proportions throughout.

Externally Westfield House retains a great deal of privacy with well screened front access drive leading to dedicated Garage. Private and established rear gardens benefit from seclusion throughout and being of a generous size with further gated driveway and garaging to the rear of the plot.

Offered to the market with NO FORWARD CHAIN.



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## GROUND FLOOR

**ENTRANCE HALLWAY** 7'10" x 5'2" (2.41 x 1.60)  
Accessed via uPVC double glazed entrance door with lead insert detailing, offering a welcoming entrance to this deceptively spacious home, provides access to ground floor reception rooms, staircase to first floor level and...

**CLOAKROOM W.C.** 4'7" x 5'6" (1.40 x 1.69)  
With uPVC privacy window to side elevation, low flush w.c, pedestal wash hand basin, storage cupboard with locker storage over.

**RECEPTION LOUNGE** 13'1" x 13'1" (3.99 x 3.99)  
With uPVC double glazed window to the front outlook, fire insert with traditionally styled hearth and surround, interconnecting door through to hallway and reception room two.

**DINING / SITTING ROOM** 16'7" x 9'9" (5.07 x 2.98)  
A versatile reception space, suitably sized to accommodate dining table with space for furniture suite also. Used as a dual function room, with access leading through to breakfast kitchen also and French doors to the garden outlook.

**BREAKFAST KITCHEN** 17'11" x 16'0" (5.47 x 4.88)  
Of an excellent size with a range of fitted wall and base units, inset sink and drainer, uPVC double glazed window to the full garden outlook, space for a number of freestanding white goods, opens into a utility area and door leading through to rear.

**FIRST FLOOR**  
With uPVC double glazed feature window to the side elevation with crescent detailing, loft access point (heavily insulated), storage cupboard and access provided to two double bedrooms and house bathroom.





**BEDROOM ONE** 13'5" x 12'6" (4.10 x 3.82)  
With two uPVC double glazed windows to the front and side elevations, of an excellent size with fitted wardrobes to one full wall length.

**BEDROOM TWO** 13'3" x 9'4" (4.05 x 2.87)  
Dual aspect room, with uPVC double glazed windows to front and rear elevations, fitted wardrobes with locker storage also, sliding doors lead through to walk-in wardrobe/ storage area with further uPVC double glazed window and wash basin.

**HOUSE BATHROOM** 6'9" x 8'2" (2.07 x 2.51)  
Traditionally styled throughout with pedestal wash hand basin, corner shower with wall mounted head and console, panelled bath, low flush w.c, tiling to splashbacks and uPVC privacy window to rear.

**OUTSIDE**  
Being accessed from Westfield Lane itself and boasting a dedicated corner plot position, with good levels of privacy and screening and ample parking provision for multiple vehicles to the front driveway. Well screened, with access to a dedicated garage with electronically operated up and over access door.  
Gated access exists to the side of the property, with patio terrace extending from the immediate building footprint, laid to lawn grass section, established planting and shrubbery to borders, and a further garden area situated to the rear benefitting from shed storage area, additional garage with up and over access door and gated driveway with access from Mill Rise also.

**AGENTS NOTE**  
A Plot Plan has been included within the online sales particulars with the red hatched area falling within the physical boundary of the property; although this does not form part of the existing title plan representation has been made to East Riding Council and subsequently the Highways Authority are aware of the subject strip of land, with no further concerns raised for the use and enjoyment within Westfield House.  
For further details please contact 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 is 'D'.

**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

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







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

