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grays



Westfield Cottage 1 Westfield Lane, Swanland, HU14 3PG

£364,950









# Westfield Cottage 1 Westfield Lane

Swanland, HU14 3PG

- CHARACTER FAMILY HOME
- OPEN AND FLOWING LAYOUT
- DRIVEWAY AND GARAGE
- FURTHER EXTENSION AND IMPROVEMENT POTENTIAL
- WELL MAINTAINED AND SIZEABLE GARDENS
- THREE BEDROOMS
- DESIRABLE SETTING
- VIEWING ADVISED

Character double fronted family home offering further extension and improvement potential, located within a much sought after part of the premier West Hull village of Swanland.

Providing well-presented accommodation together with a wealth of traditional features including a sizeable and established rear garden of superb proportions.

Internally generous reception rooms and bedroom sizes feature throughout with the open plan layout comprising; Central Entrance Hall, reception Lounge extending open plan to a Dayroom/Kitchen, Utility Room, W.C. and Study/Snug. A Central First Floor Landing provides Access to Three Well Proportioned Bedrooms together with the Modern smartly Appointed House Bathroom.

Ample parking is provided with an entrance drive with access to a Single Garage and gated access to a generous and mature facing rear garden offering good levels of seclusion and privacy throughout with further access from the rear.

Given the appeal of home on offer the property comes highly advised for internal inspection.



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## GROUND FLOOR

### ENTRANCE HALLWAY

6'4" x 5'10" (1.95 x 1.78)

A welcoming entrance to this character family home, with uPVC double glazed entrance door, laminate to floor coverings, staircase approach to first floor level and access to ground floor reception spaces.

### RECEPTION LOUNGE

18'6" x 11'11" (5.65 x 3.65)

Enjoying good levels of natural daylight to the Westerly facing frontage via uPVC double glazed bay window, suitably sized to accommodate furniture suite, with a central focal point provided via a brick sett fireplace with open insert to chimney. Open plan through to...

### DINING AREA

10'1" x 9'6" (3.09 x 2.91)

With full elevated garden views, French doors lead to patio terrace area, laminate to floor coverings and open plan through to...

### KITCHEN

13'3" x 10'0" (4.05 x 3.06)

Neutrally appointed throughout with a range of Shaker style wall and base units with contrasting work surfaces over, a number of integrated appliances include double oven, gas hob with extractor canopy over, inset sink with feature mixer tap, space and plumbing for dishwasher and washing machine, uPVC double glazed window to full garden outlook. Leads to...

### UTILITY ROOM

11'3" x 7'3" (3.45 x 2.22)

With tiling to floor coverings, understairs storage cupboard, uPVC access door to side driveway and garage, alternate door through to snug/home office and w.c.

### W.C

With low flush w.c.

### SNUG / STUDY

11'11" x 9'0" (3.65 x 2.76)

With uPVC double glazed bay window to the front aspect, used currently as a study but has potential to be used as an informal second reception area, cupboard housing boiler and access back through to entrance hallway.

## FIRST FLOOR

### LANDING

9'1" x 5'11" (2.78 x 1.82)

With uPVC double glazed window to the rear outlook, return staircase, loft access point and access provided to three generously appointed bedrooms.





**BEDROOM ONE** 15'3" x 11'11" (4.67 x 3.65)  
With two uPVC double glazed windows to the front outlook, laminate to floor coverings, fitted wardrobes and storage to one wall length.

**BEDROOM TWO** 11'9" x 9'5" (3.59 x 2.88)  
With uPVC double glazed window to the rear outlook, sliding wardrobes and storage to one wall length.

**BEDROOM THREE** 9'1" x 8'7" (2.78 x 2.64)  
With uPVC double glazed window to the rear, fitted wardrobes, locker storage, laminate to floorcoverings.

**SHOWER ROOM** 9'3" x 6'0" (2.82 x 1.84)  
Well appointed throughout with a recently replaced walk-in shower cubicle with wall mounted console, rainfall showerhead and additional showerhead also, pedestal wash hand basin, low flush w.c, privacy window to the side elevation, tiling to splashbacks with border detailing also.

**EXTERNAL AREAS**  
Westfield Lane itself remains conveniently positioned within a moments walk of the historic village centre of Swanland.

The property benefits from a broad roadside frontage on a pleasant street scene, with brick sett driveway providing parking provision for multiple vehicles, with the front boundary being well hedged and screened, with further laid to lawn grass area. A pathway extends to the property entrance and down the side of the property, in turn giving access to a Detached Garage with personnel access door to side & external security lighting.

A patio terrace extends from the immediate building footprint with elevated garden outlook offering complete privacy and seclusion, with herbaceous planting and shrubbery to borders and edging, the garden being mainly laid to lawn grass. External tap and light points.

Additional pedestrian access is also provided to the rear through to West End.

**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 '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

**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.

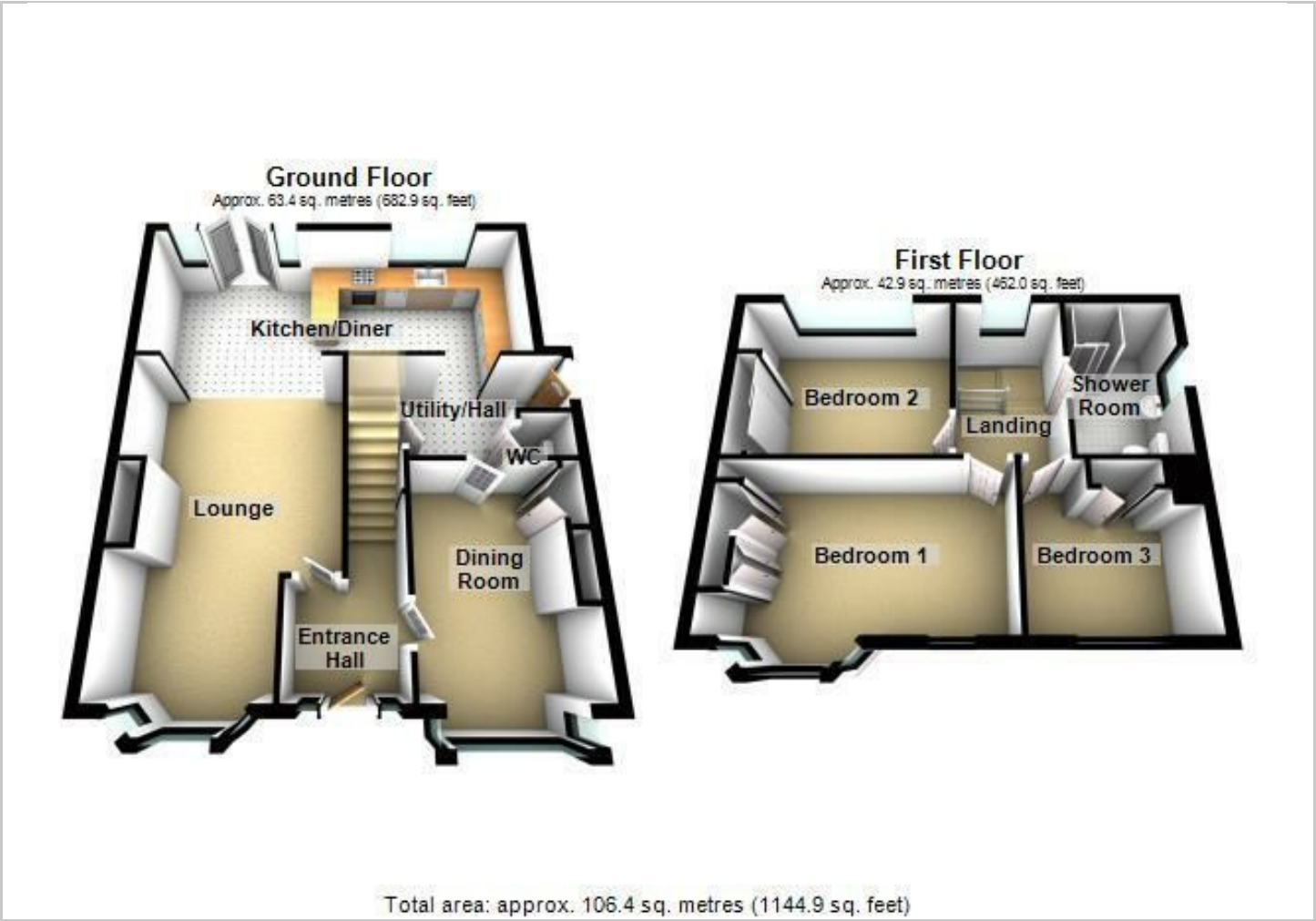
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied 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

