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SOLD STC



24 Mill Rise, Swanland, HU14 3PW
Offers In Excess Of £425,000

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24 Mill Rise

Swanland, HU14 3PW

- CORNER PLOT LOCATION
- DECEPTIVELY SPACIOUS
- RESIN DRIVEWAY AND DOUBLE GARAGE
- MODERN PRESENTATION
- EXECUTIVE DETACHED BUNGALOW
- 4 GENEROUS BEDROOMS
- SOUTH FACING GARDENS
- CUL-DE-SAC SETTING

CORNER BUNGALOW PLOT IN CONVENIENT SWANLAND SETTING.

Offered for sale is this much improved, detached bungalow offering ready to move in living, given the smart presentation.

Suitable for a range of applicants, the versatile and generous layout remains deceptively spacious with the benefit of 4 double bedrooms over the single floor level.

The versatile accommodation comprises; Hallway, Open Plan Lounge and Dining Area and smartly appointed Kitchen. An inner hallway provides access to Four Bedrooms and immaculately appointed Bathroom.

Externally the property offers an unrivalled location with well screened and generous gardens to the front and ample parking provision provided via a resin driveway with access to Double Garage also. Enclosed South facing gardens to the rear also feature.

Suitable for a broad range of prospective applicants given the generous layout and ready to move in appeal.



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ENTRANCE HALLWAY

A welcoming entrance to this delightfully appointed and upgraded bungalow, with uPVC double glazed entrance door with privacy glazing, hallways leading to reception spaces and inner hallway area over the single floor level.

RECEPTION LOUNGE

Boasting excellent levels of natural daylight with uPVC crescent bow window to the front outlook and additional uPVC double glazed window to the side, outlook over frontage and gardens, with a central focal point provided via inset gas fire, brick wall detailing. Being open plan through to...

DINING AREA

With sliding uPVC double glazed door to the patio terrace with full South facing garden outlook, suitably sized to accommodate dining table but has potential to be an informal reception space also, with door leading through to...

BREAKFAST KITCHEN

Immaculately appointed throughout with a range of fitted wall and base units in a modern high gloss finish, with granite work surfaces and upstands over, uPVC double glazed window to the rear elevation and door to external patio. A number of appliances include Neff mid-level fan assisted oven and combination/oven with low level warming drawer, dedicated breakfast bar area, induction hob with extractor canopy over, integrated fridge and freezer, inset sink and drainer, integrated dishwasher and washing machine also, with a number of storage solutions including pull-out carousel, tiling to floorcoverings and undercounter lighting. Electric under floor heating.

INNER HALLWAY

With deep shelf storage cupboard and alarm console, leads to four bedrooms and house bathroom.

BEDROOM ONE

Being of double bedroom proportions, with fitted wardrobes to one wall length and locker storage over, dedicated dresser and uPVC double glazed window to front outlook.

BEDROOM TWO

With fitted wardrobes and locker storage over, fitted dresser, uPVC double glazed sliding door to rear elevation and of double bedroom proportions.

BEDROOM THREE

With uPVC double glazed window to rear, with uPVC double glazed window to rear and of double bedroom proportions.

BEDROOM FOUR

With uPVC double glazed window to the front outlook, used currently as an informal study area but has potential to be used as a fourth bedroom also.

HOUSE BATHROOM

Immaculately appointed throughout with Villeroy and Boch sanitaryware, incorporating a walk-in shower with rainfall showerhead and additional shower console, concealed cistern w.c, tiled panelled bath with chrome fitted tap points and shower hose, inset basin to vanity unit, full tiling to floorcoverings with underfloor heating and tiling to splashbacks, inset spotlights to ceiling, heated towel rail and uPVC double privacy window.



OUTSIDE

Mill Rise itself remains a convenient Swanland location, with the village centre being a short distance walk away. The subject dwelling holds a corner plot position with a full South facing rear garden. Photinia 'Red Robin' hedging exists to the front boundary perimeter with a resin bonded pathway leading to the property entrance. A generously sized resin driveway provides ample parking provision for numerous vehicles, with a laid to lawn front garden extending around to a further side garden area, in turn leading to a Detached Double Garage (4.80m x 5.07m) with electronically operated access door, uPVC double glazed window to side and full power and lighting. A walled area with gated access leads to a private and enclosed South facing rear, with patio terrace extending from the immediate building footprint, additional gate to side, laid to lawn grass and established planting to perimeter borders. External tap and light points.

AGENTS NOTE

The subject dwelling remains immaculately appointed throughout, coming ready for immediate occupation, being larger than an initial glance would suggest and boasting a generous and private, well screened corner plot location. With viewing available via 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 'E'.

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.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



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

