

staniford
grays

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FOR SALE 01482 631133



26 Queensbury Way, Swanland, HU14 3QE

Asking Price £279,950

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26 Queensbury Way

Swanland, HU14 3QE

- CENTRAL SWANLAND POSITION
- NO ONWARD CHAIN
- GENEROUS ROOM SIZES
- 2 DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- SUN ROOM EXTENSION TO REAR
- VIEWING ADVISED
- PRIVATE GARDENS

FULLY RE-MODELLED AND CONTEMPORARY STYLED BUNGALOW, OCCUPYING A CENTRAL SWANLAND POSITION.

Ideal for applicants looking for an immaculate and a ready to move in bungalow home with NO ONWARD CHAIN.

The vendors have embraced a philosophy of modern styling with attention to detail throughout with an enviable internal specification and outstanding contemporary appeal. Being suitable for a number of applicants.

The arrangement of living space to the single floor comprises; Hallway, bright and spacious Lounge/Dining Area, lifestyle Kitchen with a conservatory extension. Two double Bedrooms and Bathroom lead from an Inner Hallway also with a deep storage cupboard.

Offset from Queensbury Way with generous parking and private facing gardens with garage/store.

Modern and refurbished bungalows with this level of privacy and presentation remain a rare product within a central Swanland setting with internal inspection advised.



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ENTRANCE HALLWAY

A welcoming entrance to this modern styled and fully renovated bungalow, accessed via oversize anthracite grey composite door, with laminate to floor coverings, inset spotlights to ceiling, deep storage cupboard housing meters, and additional deep cloakroom storage. Access provided to reception space and bedroom accommodation.

RECEPTION LOUNGE

Boasting excellent levels of natural daylight, contemporary style skirtings, a central focal point is provided via a wall mounted contemporary living flame electric fire, mid level TV aerial socket, crescent window to the immediate front outlook and additional window to the garden orientation. Provides access through to...

21'1" x 11'3" (6.43 x 3.43)

KITCHEN

With uPVC double glazed window to the rear elevation and double glazed door leading to conservatory extension, immaculately appointed with a brand new Shaker style kitchen with contrasting work surface over, induction hob, extractor canopy, plumbing and space for a number of low level white goods and space for fridge freezer, inset sink and drainer, tiling to splashbacks, laminate to floorcoverings, inset spotlights to ceiling.

12'1" x 9'7" (3.70 x 2.93)

REAR EXTENSION/ SUN ROOM

With full garden outlook, uPVC double glazed windows mounted to quarter height wall and access to rear patio terrace via uPVC double glazed access door.

14'1" x 6'8" (4.30 x 2.04)

INNER HALLWAY

Providing access to two double bedrooms.

BEDROOM ONE

With uPVC double glazed window to frontage, of double bedroom proportions.

11'3" x 12'9" (3.43 x 3.89)

BEDROOM TWO

With uPVC double glazed window to side elevation, of double bedroom proportions.

12'2" x 8'8" (3.72 x 2.65)

BATHROOM

Highly specified throughout, incorporating chrome heated towel rail, feature tiling to splashbacks with chrome trim detailing, concealed cistern low flush w.c, panelled bath with rainfall showerhead and additional showerhead and console, inset basin, privacy uPVC window.

6'6" x 6'11" (2.0 x 2.12)



EXTERNAL

Queensbury Way remains conveniently positioned within the centre of Swanland village, boasting a private plot position being offset from Queensbury Way itself. Given the full program of modernisation and upgrade comes recommended for further internal inspection.

The property comes suitable to applicants looking for ready to move in living and looking to take advantage of all the amenities of Swanland village centre itself.

Boasting a hard landscaped driveway offering generous parking provision, with planted borders and low level wall to the front perimeter boundary, with additional side driveway leading to Detached Garage with up and over access door, personnel door and window to side also.

A newly fitted secure access gate leads through to a well manicured and private rear garden being mainly laid to lawn grass, with established hedges and shrub borders to perimeter boundaries.

SERVICES :

Mains water, gas, electricity and drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE :

We understand the Tenure of the property to be Freehold.

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

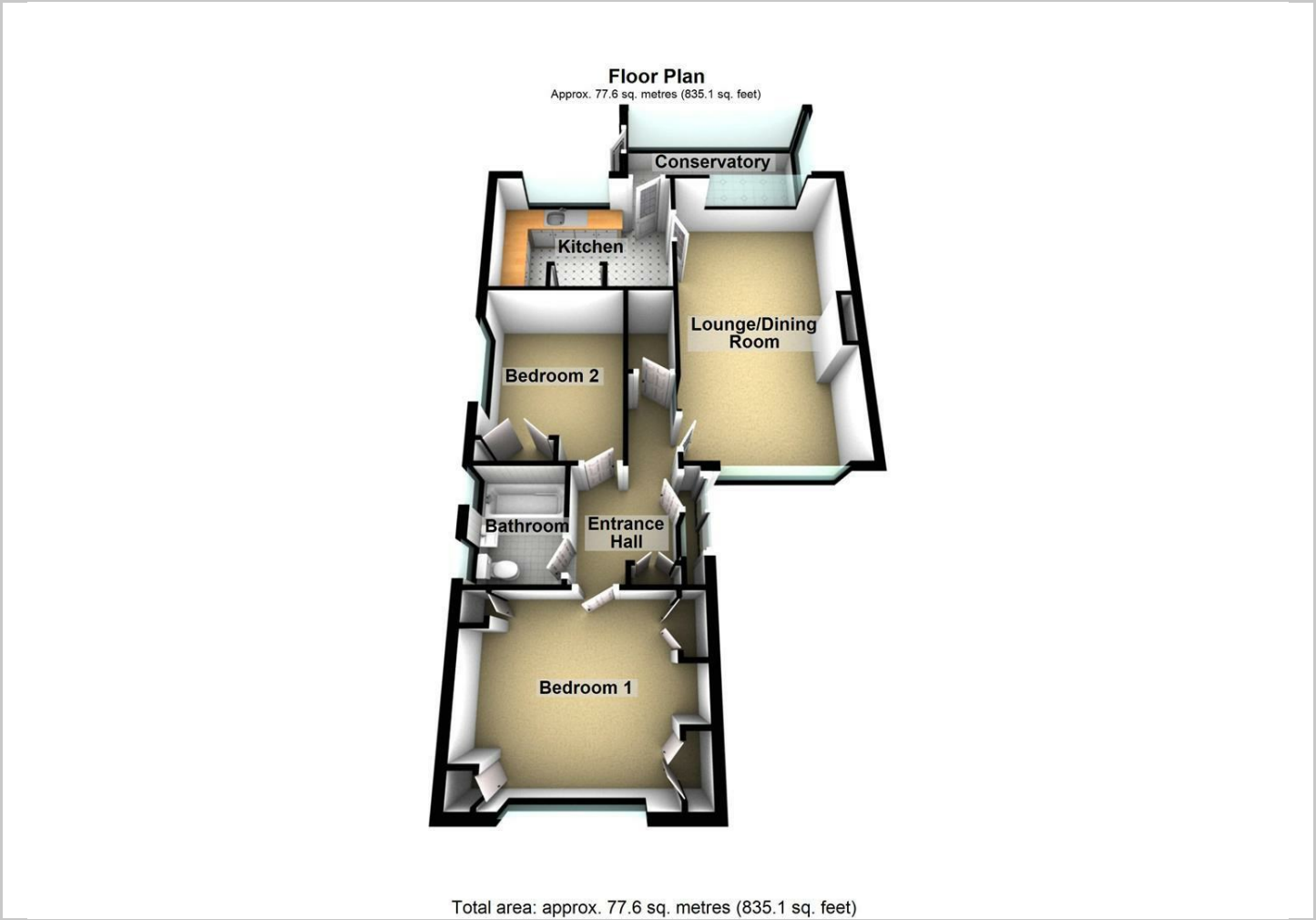
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

