



4 Wauldby View, Swanland, HU14 3RE

Offers Over £300,000

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# 4 Wauldby View

Swanland, HU14 3RE

- GENEROUS PLOT
- UPGRADE POTENTIAL
- VIEWING ADVISED
- CONSERVATORY TO REAR
- GARAGE AND CARPORT
- SOUTH FACING GARDENS
- NO ONWARD CHAIN
- 4 BEDROOMS
- POTENTIAL TO EXTEND
- IN NEED OF LIKELY COSMETIC UPGRADE

FAMILY HOME LOCATED ON A PRIVATE CORNER PLOT IN A QUIET CUL-DE-SAC SETTING.

Offering scope for modernisation and extension and being situated in the popular residential location of Wauldby View in Swanland.

The versatile arrangement of living space to the ground floor comprises of Entrance Hallway, Formal Reception Lounge, Dining Room/Sitting Room, Breakfast Kitchen, Conservatory and Cloakroom W.C

To the first floor level a central landing provides access to Four Bedrooms and House Bathroom also.

Externally the property enjoys a broad frontage with homes of this type and character rarely coming offered for sale in the village of Swanland. Access is provided to a large driveway and Garage/Carport with private and South facing gardens enclosed throughout.

Early inspection is invited given the excellent levels of potential and family appeal and falling within the catchment area for good primary and secondary schools also.



Offers Over £300,000



## GROUND FLOOR

### ENTRANCE

Accessed via uPVC double glazed entrance door into vestibule.

### ENTRANCE HALLWAY

With privacy glazed door, return staircase approach leading to first floor level, wall mounted alarm console, provides access to ground floor reception spaces and...

### CLOAKROOM / W.C

With wall mounted hand basin, low flush w.c and uPVC privacy window to the side elevation, wall mounted boiler.

### RECEPTION LOUNGE

13'8" x 11'5" (4.18 x 3.48)  
With uPVC double glazed window to the front outlook, wall light points, a central focal point is provided via a wall mounted gas fire, French doors lead through to...

### DINING ROOM

12'1" x 8'6" (3.7 x 2.61)  
Has potential to be used as an informal reception space, with access door leading through to kitchen also, sliding door leads through to...

### CONSERVATORY EXTENSION

12'6" x 13'0" (3.82 x 3.97)  
With French doors leading to garden, quarter height wall mounted with uPVC double glazed units, Victorian roof pitch.

### KITCHEN

13'3" x 9'6" (4.05 x 2.90)  
With uPVC double glazed window to rear, neutrally appointed in a traditional style with wall and base units, tiling to splashbacks, inset 1.5 bowl sink and drainer, low level oven, four ring gas hob with extractor canopy over, integrated fridge freezer, integrated dishwasher, space for a number of low level white good including plumbing for washing machine, personnel door to side of property and additional door returning to the entrance hallway.

### FIRST FLOOR

#### LANDING

A galleried landing gives access to four bedrooms and house bathroom, with loft access point, cupboard housing hot water cylinder and shelving, double glazed window to the side elevation.

#### BEDROOM ONE

12'4" x 11'7" (3.78 x 3.55)  
With wardrobes, locker storage, uPVC double glazed window to front outlook and of double bedroom proportions.

#### BEDROOM TWO

12'9" x 11'8" (3.90 x 3.56)  
Of double bedroom proportions, with uPVC double glazed window to rear, locker storage, drawers and vanity dresser.

#### BEDROOM THREE

7'8" x 12'9" (2.36 x 3.91)  
With uPVC double glazed window to the front outlook, with fitted wardrobe and space for double bed and freestanding bedroom furniture also.

#### BEDROOM FOUR

8'7" x 7'8" (2.64 x 2.35)  
With uPVC double glazed window to rear.



#### HOUSE BATHROOM

7'8" x 6'9" (2.34 x 2.06)  
With three piece suite including panel bath with wall mounted showerhead and console, pedestal wash hand basin, low flush w.c. tiling to splashbacks with mosaic border detail, uPVC privacy window to the rear elevation.

#### OUTSIDE

The subject dwelling offers full scope and potential for cosmetic upgrade and refurbishment, occupying a private and established South facing plot.  
An expansive laid to lawn grass section features to the front age, with paved driveway offering ample parking provision for numerous vehicles. Garage with electronically operated garage door, additional side port, personnel door to rear of garage.  
A private and enclosed South facing rear garden benefits from established planting and shrubbery to perimeter borders, with boarded fencing also, mainly laid to lawn grass with paved terrace extending form the immediate building footprint, space for glasshouse storage. External tap and light points.

#### 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.D 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](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://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 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.

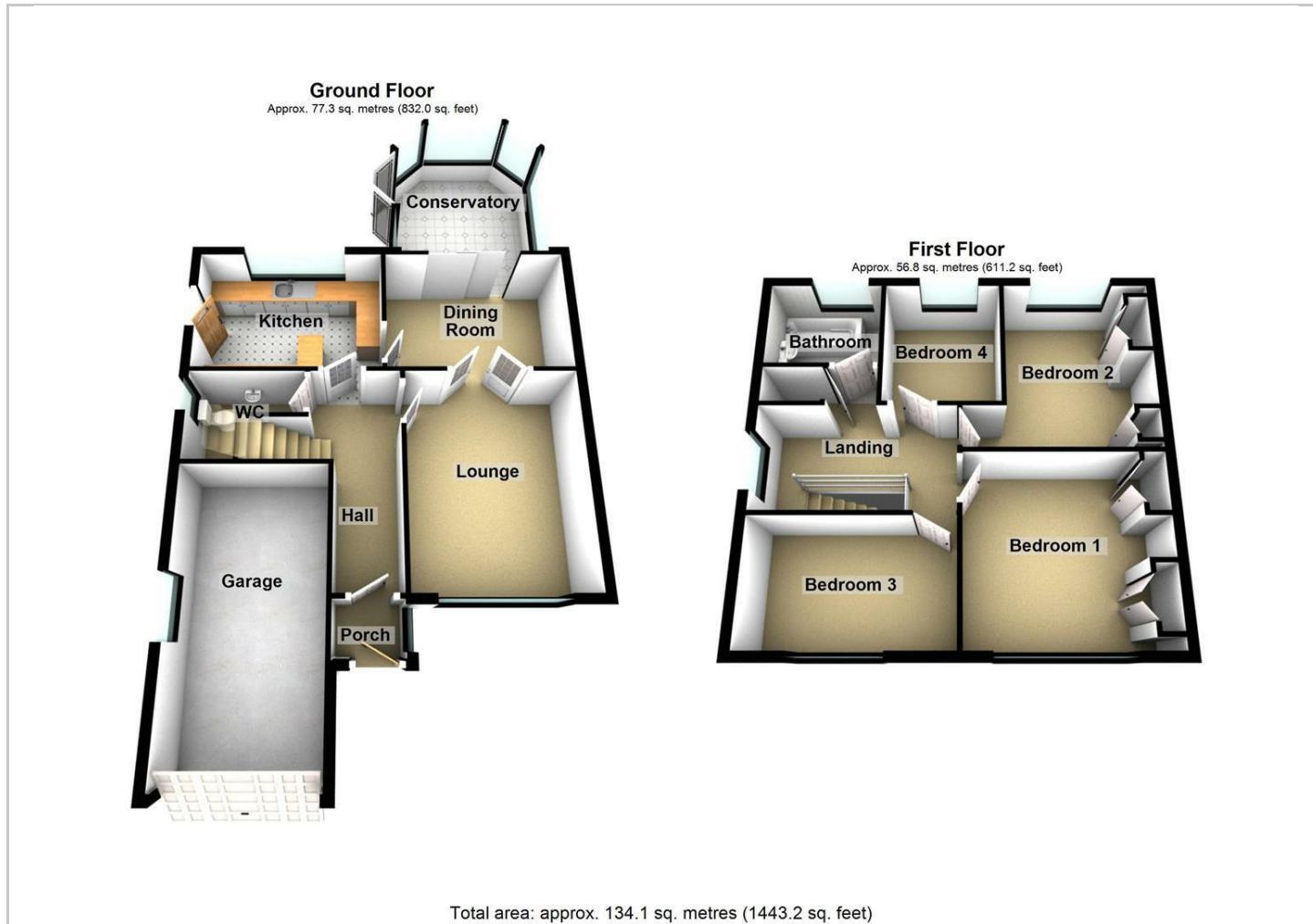
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

#### FEES

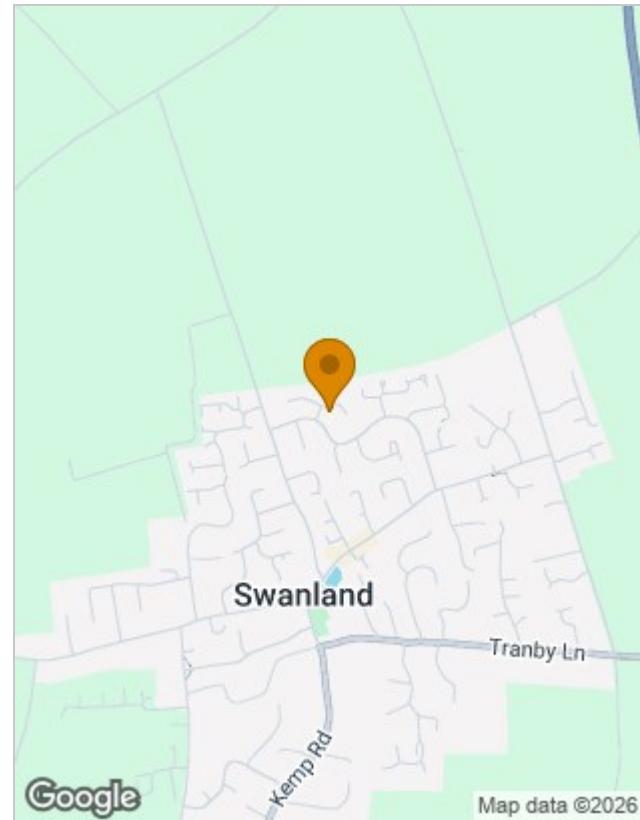
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



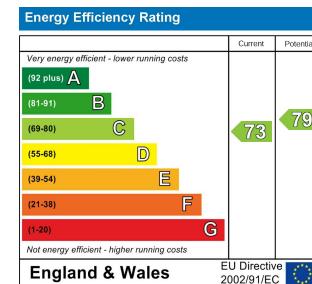
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.