



6 The Spinney, Swanland, HU14 3RD

£375,000



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- SOUTH AND WEST FACING GARDENS
- UPGRADE POTENTIAL
- 3 LARGE RECEPTION ROOMS
- 2 BATHROOMS + W.C.
- COMPETITIVELY PRICED
- SUPERB PLOT
- DISCREET AND OFF-SET CUL-DE-SAC SETTING
- 4 DOUBLE BEDROOMS
- NO ONWARD CHAIN
- WEALTH OF POTENTIAL

DECEPTIVELY SPACIOUS FAMILY HOME, SITUATED ON A SUPERB PLOT WITH SOUTH AND WEST FACING GARDENS.

Having been well maintained and offering further improvement potential internally, Staniford Grays introduce to the market this detached family home of broad appeal in a quiet cul-de-sac setting.

A flexible layout is offered throughout the property and consequently is suitable for the needs of a range of purchasers offering good levels of versatility to both the ground and first floor levels, with some cosmetic internal upgrade likely to be undertaken.

The accommodation briefly comprises; Entrance Hallway leading into an Open Plan Lounge through to a Dining Area, Conservatory Extension, Separate Breakfast Kitchen, Snug/Study and a Cloakroom W.C. also exist to the ground floor level.

To the first floor a central landing provides access to 4 double Bedrooms with a spacious Family Bathroom and concealed En-Suite Shower Room.

Externally, ample parking provision is provided for numerous vehicles to the large side entrance drive that in turn leads through to a Double Detached Garage.

Well-presented West facing gardens feature to the rear with established planting and laid to lawn grass sections with complete privacy.

Available for immediate inspection and comes highly advised for viewing.



£375,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with complementary window to side, a welcoming entrance to this deceptively spacious family home, with staircase approach to first floor level with balustrade and spindles, understairs storage cupboard. Access provided to ground floor reception spaces and...

CLOAKROOM / W.C

With uPVC privacy window to side elevation, low flush w.c, pedestal wash hand basin.

RECEPTION LOUNGE

With uPVC double glazed window to the immediate front outlook, a central focal point is provided via a gas fire insert with hearth and surround, sliding doors to conservatory extension and French doors to dining room.

16'9" x 12'4" (5.13 x 3.77)

CONSERVATORY

Serving as a versatile reception space, with Victorian style roof pitch, uPVC double glazed mounted units to the side and rear elevations and French doors leading onto the patio terrace.

11'3" x 10'10" (3.45 x 3.31)

DINING ROOM

Leading from the reception lounge with door also from the breakfast kitchen, with uPVC double glazed window to the rear elevation.

10'8" x 9'7" (3.27 x 2.94)

BREAKFAST KITCHEN

Of an excellent size being open plan, with personnel access door to side, uPVC double glazed window to West facing garden outlook, fitted with a range of traditionally styled wall and base units offering generous storage provision and space for breakfast table, a return breakfast bar features, a number of integrated appliances include mid-level double oven, gas hob, inset sink with feature mixer tap. Space for a number of low level white goods, tiling to floor coverings, wall mounted combination boiler inside cupboard. Further storage to alternate room length where the breakfast area also features, with uPVC double glazed window to side also.

19'3" x 9'11" (5.88 x 3.04)

FIRST FLOOR

LANDING

With uPVC double glazed window to the front elevation, providing access to four double bedrooms and house bathroom, storage cupboard.

14'6" x 7'11" (4.44 x 2.43)

PRINCIPAL BEDROOM

With uPVC double glazed window to frontage, fitted wardrobes to wall length with vanity dresser and drawers.

13'6" x 10'7" (4.12 x 3.23)

CONCEALED EN SUITE SHOWER ROOM

With pedestal basin, shower cubicle with wall mounted showerhead and console, tiling to splashbacks, electric shaver point, uPVC privacy window.

BEDROOM TWO

With uPVC double glazed window, fitted wardrobes.

10'0" x 11'8" (3.06 x 3.56)

BEDROOM THREE

With uPVC double glazed window.

8'10" x 9'6" (2.71 x 2.91)



BEDROOM FOUR

With uPVC double glazed window, wardrobe and locker storage.

11'10" x 6'11" (3.62 x 2.11)

HOUSE BATHROOM

With uPVC double glazed window to side elevation, a three piece suite comprising of concealed cistern low flush w.c, wash hand basin and panelled bath with showerhead over, tiling to splashbacks and floor coverings.

OUTSIDE

The Spinney remains conveniently positioned within the popular West Hull village of Swanland, being a peaceful cul-de-sac located off the popular residential location of Northfield.

The immediate setting also benefits from a convenient walkway through to the centre of the village, with the subject dwelling boasting a broad frontage to the roadside, with established planting, shrubbery, screening and laid to lawn grass. A generous side driveway provides parking provision for numerous vehicles, leading down to the rear of the property and in turn giving access to a Detached Double Garage to the rear of the plot, with two up&over access doors and two windows to side.

Established planting and shrubbery exists to the rear and side perimeter boundaries offering excellent levels of privacy, with patio terrace extending from the immediate building footprint, laid to lawn grass. The rear garden itself benefiting from a South and West facing orientation.

AGENTS NOTE

The property has been well maintained over the years and offers scope for cosmetic refurbishment and remodelling and comes to the market at a competitive guide price with no onward chain.

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

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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.

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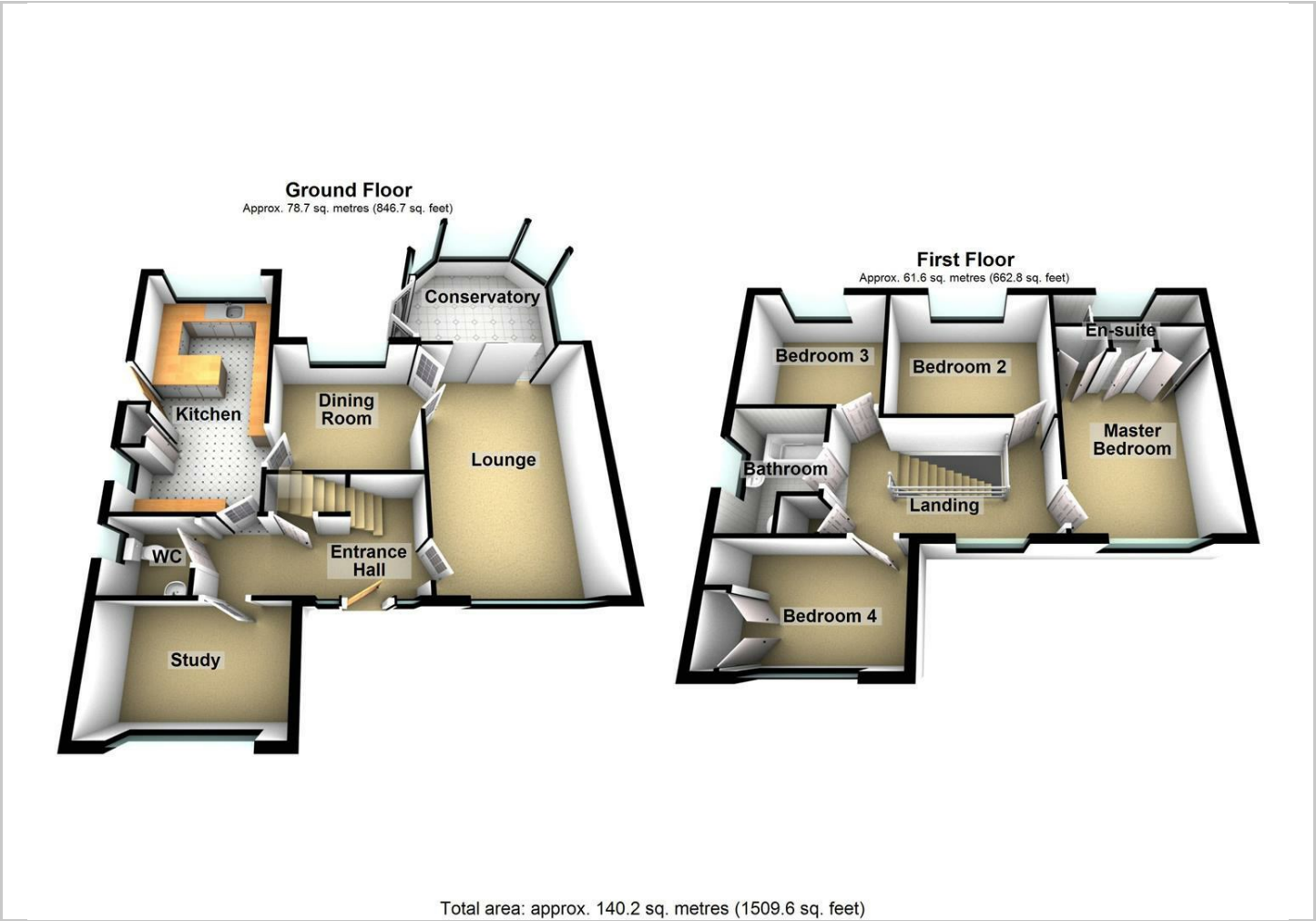
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

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Location Map



Energy Performance Graph

