



33 St. Marys Walk, Swanland, HU14 3BJ

Offers Over £340,000

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Swanland, HU14 3BJ

- IMMACULATE HOME
- OPEN PLAN LIVING
- OPEN VIEW OF GREEN
- 2 BATHROOMS + W.C.
- CENTRAL SWANLAND LOCATION
- 3 DOUBLE BEDROOMS
- CORNER PLOT POSITION
- STRIKING DEVELOPMENT
- LOW MAINTENANCE GARDENS

IMMACULATE HOME WITH MODERN STYLING WITHIN A CENTRAL SWANLAND SETTING.

Attractively styled and larger than an initial glance would suggest, boasting a pleasant street scene and being double fronted in design and located upon a corner plot. Enjoying excellent levels of privacy set within this executive scheme of delightful properties, all within the very heart of Swanland village centre.

The immaculately presented living space benefits from good levels of road-side appeal with accommodation provided to two floor levels. This individual home comes ideally suited for occupiers looking for ready to move in appeal given the programme of upgrade. Properties of this type and character within the development are rarely offered for sale and consequently come recommended for further internal inspection.

The versatile ground floor layout comprises of Entrance Hallway, Cloakroom W.C, Reception Lounge, Open Plan Kitchen and Dayroom with Utility Room beyond. To the first floor level a landing gives access to Three double Bedrooms including a Master Bedroom with wardrobes and En-suite provision and Family Bathroom.

Externally the property overlooks an open green with access to a secluded, lifestyle and hard landscaped walled rear garden.

Available for immediate inspection with viewing advised.



Offers Over £340,000



GROUND FLOOR

ENTRANCE HALLWAY

A bright and spacious entrance to this immaculately appointed property, with bay window and entrance door allowing excellent levels of natural daylight, porcelain floor covering. Access provided through to lounge and...

INNER HALLWAY

Benefiting from panelled wall detailing, staircase approach to first floor level, with balustrade and spindles, porcelain flooring continuing throughout and providing access through to kitchen.

RECEPTION LOUNGE

With a feature oversized window to the side elevation and patio doors to the alternate room length, again boasting excellent levels of natural daylight. A central focal point is provided via a gas fire insert with feature oversize marble hearth and surround, feature coving.

KITCHEN

Smartly appointed throughout with a range of timeless fitted wall and base units with contemporary style door furniture, granite work surfaces and complementary peninsula breakfast bar. Boasting oversize pan drawers and display cabinetry also, integrated appliances include Neff hob, Neff double oven, Elica oversize extractor canopy, space for microwave, integrated dishwasher, space for American style fridge freezer. Inset spotlights to ceiling and additional kickboard lighting, windows exist to both front and side elevations. Being open plan through to...

DINING ROOM

With potential to be used as a second reception space, with porcelain floor tiling continuing, inset spotlights to ceiling, suitably sized to accommodate dining table, doors lead to courtyard style garden.

UTILITY ROOM

With window to front elevation and fitted with a range of wall and base storage units, with granite works surfaces over.

CLOAKROOM / W.C

Neutrally appointed with white Villeroy & Boch sanitaryware, incorporating concealed cistern low flush w.c and wall mounted basin with feature tap, tiling to splashbacks.

FIRST FLOOR

LANDING

With window to side and rear elevations, access is provided to three double bedrooms, deep storage cupboard housing hot water cylinder and control units for the photo voltaic roof panels, loft access point.

PRINCIPAL BEDROOM

Immaculately appointed and of an excellent size, with windows to both side elevations, suitably sized to accommodate double bed with further dressing room area including fitted wardrobes. Provides access to...

EN SUITE SHOWER ROOM

Immaculately appointed throughout with Villeroy & Boch sanitaryware including self contained shower cubicle with showerhead and console, wash hand basin, concealed cistern low flush w.c, heated towel rail, electric shaver point and neutral tiling to floor and wall coverings.



BEDROOM TWO

With window to the immediate front outlook over the communal greenspace, of double bedroom proportions with space for freestanding furniture.

BEDROOM THREE

With potential to be used as a study or occasional guest bedroom, used currently as a full walk-in wardrobe, with windows to the front and side elevations and boasting good levels of natural daylight.

HOUSE BATHROOM

Incorporating three piece suite including bath with showerhead and console over, Villeroy & Boch sanitaryware, concealed cistern low flush w.c, wash hand basin, tiling to full splashbacks and floor coverings, heated towel rail, electric shaver point, inset spotlights to ceiling.

OUTSIDE

St Marys Walk itself remains conveniently positioned within the very heart of Swanland village, offering a contemporary arrangement of mixed dwellings with the subject property offering a corner plot position with views over communal greenspace. Plant and shrub borders exist to the boundary perimeter with wrought iron fence detailing and artificial lawn.

To the rear of the property a courtyard style garden exists being fully hard landscaped throughout, offering low maintenance features with porcelain floor tiling creating.

A designated parking space is available to the rear of the property within the rear courtyard area.

AGENTS NOTE

The property benefits from photovoltaic panels to the roof with further information available from 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

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

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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.

12'7" x 10'2" (3.86 x 3.12)

10'2" x 6'7" (3.12 x 2.03)



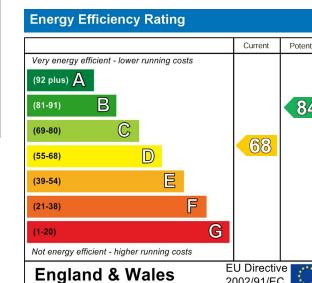
Floor Plans



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.