

staniford
grays



38 Wood View, Swanland, HU14 3RQ

Offers In Excess Of £249,950





38 Wood View

Swanland, HU14 3RQ

- DETACHED BUNAGLOW
- SPACIOUS LAYOUT
- TWO BEDROOMS
- LOFT/HOBBY AREA
- DRIVEWAY AND LARGE GARAGE
- UPGRADED INTERIOR
- CONSERVATORY EXTENSION
- TRANQUIL CUL-DE-SAC SETTING
- NO ONWARD CHAIN

A SUPERB EXTENDED AND IMPROVED BUNGALOW OPPORTUNITY IN A TRANQUIL CUL-DE-SAC SETTING.

Offering ready to move in living space is this well-proportioned and competitively priced detached home.

Versatility is the key feature to this property with a flexible internal layout to the single floor level, comprising; Entrance Hall, Kitchen, Reception Lounge, 2 Double Bedrooms, Bathroom and Conservatory Extension.

A Loft/hobby area offers potential for conversion (subject to the necessary regulations).

The property enjoys excellent levels of privacy with entrance drive and gated parking area leading to a private garden with seclusion to the rear boundary and a large garage beyond.

Given the detached nature of the bungalow and flexibility of home on offer the property comes recommended for early internal inspection.



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ENTRANCE HALLWAY

Access via uPVC lead insert entrance door with complementary windows, opens into reception hallway, leading in turn through to inner hallway, loft access point.

KITCHEN

13'3" x 7'9" (4.04m x 2.37m)
With uPVC double glazed windows to the front and side outlook, with a range of wall and base units with contrasting laminate work surface over and breakfast bar area, tiling to splashbacks with full tiling to floor coverings, inset sink and drainer in stainless steel finish with mixer tap, low level stainless steel oven with gas hob and concealed extractor canopy, space for a number of freestanding white goods including plumbing for washing machine/dishwasher. Concealed Worcester boiler.

RECEPTION LOUNGE/DINING ROOM

20'5" x 10'9" (6.23m x 3.30m)
With pleasant front outlook via a walk-in uPVC double glazed bay window, well styled throughout with panel wall detailing, ceiling coving feature and ceiling rose, suitably sized to accommodate a furniture suite and dining table to alternate room length, with a central focal point provided via a fire insert with picture tiled hearth and surround.

INNER HALLWAY

Provides access to two bedrooms, house bathroom and conservatory extension, deep storage cupboard with fitted shelving.

BEDROOM ONE

9'5" x 12'0" (2.89m x 3.66m)
Of double bedroom proportions with fitted wardrobes, sliding door leading through to conservatory.

BEDROOM TWO

8'9" x 9'1" (2.69m x 2.78m)
A second generous double bedroom, with uPVC French doors opening into the conservatory.

CONSERVATORY EXTENSION

15'6" x 9'5" (4.74m x 2.88m)
With full garden views, a quarter height wall with mounted uPVC double glazed units with french doors opening onto the hard landscaped sun terrace area, tiled flooring throughout, spans the width of the detached bungalow.

BATHROOM

6'7" x 6'4" (2.02m x 1.95m)
Having recently been re-modelled with a contemporary suite, appointed throughout with panel bath with electric shower console and showerhead, inset basin to vanity storage low flush W.C, mermaid splash screen and laminate floor coverings also.



LOFT AREA

15'9" x 18'10" (4.81m x 5.75m)

Offering a wealth of potential (subject to the necessary permissions), with two Velux roof lights and additional eaves storage also, a generously proportioned room offering full conversion potential, with possible use as craft room, storage area or bedroom. For full guidance on the current planning regulations please contact the local authority, East Riding of Yorkshire Council.

EXTERNAL AREAS

Wood View itself benefits from a quiet cul-de-sac position, being accessed from the development of Northfield. The village centre and its amenities remain just a short distance walk away. Vehicular access is granted to the property via a gravelled entrance drive offering ample parking provision with hard landscaped front garden area also, with private view to the immediate property frontage. Gated area exists, in turn leading through to an oversize garage with wrought iron access gates leading to hard landscaped rear garden area.

A sun terrace extends from the immediate building footprint, leading around to the back of the garage, being mainly laid brick setts, with established planting and shrubbery to the perimeter boundaries, offering good levels of privacy with no inward looking from the rear boundary perimeter. External tap and light points.

OVERSIZE GARAGE

With up&over access door, personnel door to side and additional window also. Potential for car storage with additional storage area also given the generous size.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

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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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

