

staniford
grays



31 Reckitt Drive, Swanland, HU14 3SB

£235,000





31 Reckitt Drive

Swanland, HU14 3SB

- NO ONWARD CHAIN
- MODERN HOME
- DOUBLE PARKING
- NHBC WARRANTY REMAINING
- 2 BATHROOMS

- DISCREET CUL-DE-SAC SETTING
- OPEN PLAN KITCHEN DINING ROOM
- BELLWAY HOME
- 3 BEDROOMS

MODERN FAMILY HOME FOR SALE IN A POPULAR SWANLAND DEVELOPMENT, BEING LOCATED IN A DESIRABLE CUL-DE-SAC SETTING.

Deceptively spacious with the benefit of three large bedrooms is this well styled family home. The arrangement of living space offers complete flexibility and comes suitable for a range of applicants looking for ready to move in living.

The versatile living space comprises; Entrance Hall, spacious Lounge leading through to a Dining/Kitchen with garden views. To the first floor a central landing gives access to two large double bedrooms (ensuite to main bedroom) and a further third bedroom and House Bathroom.

Externally dedicated parking is provided to the frontage for 2 vehicles with private and enclosed rear gardens.

Reckitt Drive benefits from being within close proximity to local amenities with shops. The development is superbly located for quick and easy access to West Hull villages, the Humber Bridge and the M62/A63 Corridor.



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GROUND FLOOR

ENTRANCE HALLWAY

4'4" x 4'3" (1.33 x 1.30)

A welcoming entrance to this versatile property, suitable for first time buyers and families. Accessed via composite style entrance door with diamond shaped window, storm porch. The entrance hallway leads to...

CLOAKROOM / W.C

Appointed with white sanitaryware incorporating concealed cistern low flush w.c, wall mounted wash hand basin, tiling to splashbacks.

LIVING ROOM

13'5" x 12'0" (4.11 x 3.68)

With outlook to the frontage via uPVC double glazed window, staircase to first floor level, deep understairs storage cupboard. Door leads through to...

DINING KITCHEN

7'11" x 15'7" (2.42 x 4.75)

Spanning the full width of the property, with French doors leading to an external patio terrace and garden, suitably sized to accommodate dining table or could also be used as an informal reception space, tiled floor coverings. To the alternate room length a grey gloss kitchen features with contrasting work surfaces over, inset sink and drainer with feature mixer tap, mid-level Zanussi oven with microwave over, four ring gas hob with extractor canopy over, integrated fridge freezer, dishwasher, plumbing for washing machine, tiling continuing throughout, inset spotlights to ceiling.

FIRST FLOOR

LANDING

6'11" x 3'8" (2.11 x 1.14)

Landing gives access to three generously proportioned bedrooms, loft access point.

PRINCIPAL BEDROOM

7'11" x 10'9" (2.43 x 3.29)

Of double bedroom proportions with uPVC double glazed window to rear orientation, storage cupboard, feature wall panel detailing, access to...

EN SUITE SHOWER ROOM

7'11" x 3'10" (2.42 x 1.18)

Highly specified throughout, with concealed cistern low flush w.c, pedestal wash hand basin, walk-in double shower cubicle with wall mounted console and rainfall showerhead, feature tiling to shower splashbacks with tiled detail to remainder and chrome trim detailing, electric shaver point, uPVC privacy window, inset spotlights to ceiling.

BEDROOM TWO

10'0" x 6'2" (3.07 x 1.90)

Of double bedroom proportions with uPVC double glazed window to the front, sliding fitted wardrobes to two wall lengths offering ample storage.



BEDROOM THREE

With uPVC double glazed window to front, traditional style panel wall detailing.

6'8" x 7'1" (2.05 x 2.18)

HOUSE BATHROOM

Neutrally appointed throughout with uPVC double glazed privacy window to side elevation, panelled bath, pedestal wash hand basin, concealed cistern low flush w.c, feature tiling with chrome trim detail to splashbacks and floorcoverings, inset spotlights to ceiling.

6'5" x 7'6" (1.96 x 2.30)

OUTSIDE

Reckitt Drive itself remains conveniently positioned in the delightful and picturesque village of Swanland, with the village services and amenities remaining a short distance walk away, with the property forming part of a modern street scene of similarly styled properties.

Double parking features to the property frontage, with pathway leading to gated access to the rear. A pathway and patio extend from the building footprint, with laid to lawn grass section and close boarded fencing to perimeter boundaries, offering good levels of privacy and seclusion given the plot position and a bright West facing orientation.

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 'C'.

TENURE

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

VIEWING

Strictly by appointment via sole selling agent, 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 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



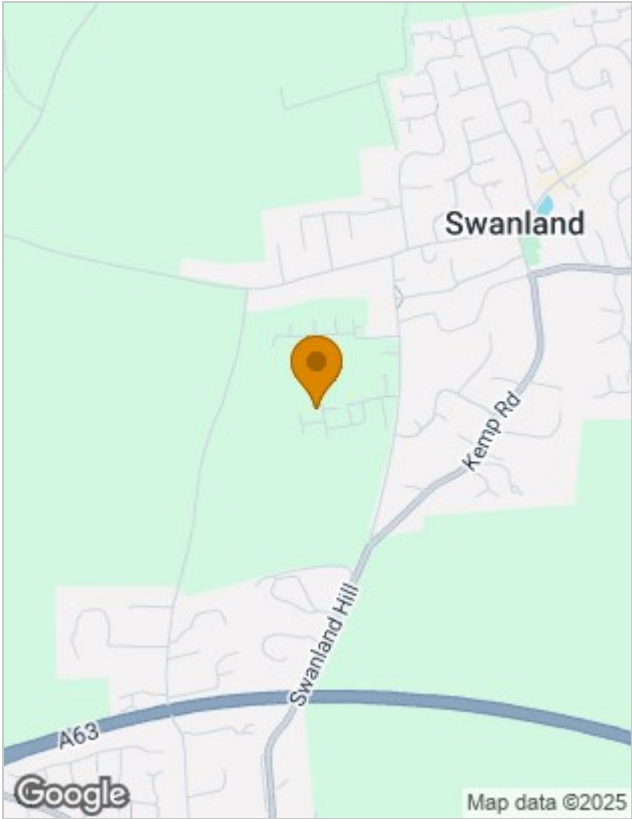
Viewing

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

