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FOR SALE 01482 631133



20 Dale Close, Swanland, HU14 3QL

£194,950

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# 20 Dale Close

Swanland, HU14 3QL

- SOUTH FACING GARDENS
- POTENTIAL TO CONVERT LOFT SPACE
- CONSERVATORY EXTENSION
- MODERN SHOWER ROOM
- TWO DOUBLE BEDROOMS
- PARKING AND GARAGE
- FLEXIBLE LAYOUT
- FURTHER IMPROVEMENT POTENTIAL

Situated in a tranquil cul-de-sac position with a South facing garden.

Larger than an initial glance would suggest the property comes ready for immediate occupation with the benefit of a conservatory extension to the rear.

The versatile living space occupies two floor levels including Entrance Hall, Reception Lounge leading to a Dining/Sitting Room, Conservatory, Kitchen and W.C.

To the first floor level a central landing gives access to Two Bedrooms of a good size and a recently fitted Shower Room with a boarded loft area also to the roof space.

Externally, ample parking provision is provided to a shared driveway with parking and garage of a generous size.

A superb opportunity within walking distance of the village centre with viewing available by appointment.



£194,950



#### ENTRANCE HALLWAY

Accessed via a uPVC double glazed entrance door with staircase approach to first floor level leading through to...

#### RECEPTION LOUNGE

12'9" x 11'3" (3.90 x 3.45)

With uPVC double glazed window to frontage, suitably sized to accommodate furniture suite with access leading through to a second reception space.

#### DINING ROOM

13'3" x 10'8" (4.05 x 3.27)

Used currently as a formal dining space, but has potential to be used as an additional sitting room. With access provided via French doors and complementary side windows through to conservatory extension and kitchen access also.

#### CONSERVATORY

9'10" x 9'3" (3.02 x 2.83)

Providing a pleasant outlook over the South facing gardens with laminate to floor coverings, fitted radiator and pitch style roof. Mounted uPVC double glazed units on quarter wall with French doors leading to a decked terrace.

#### KITCHEN

15'1" x 9'7" at longest and widest point (4.61 x 2.93 at longest and widest point )

With uPVC double glazed access door to rear garden, uPVC double glazed window to frontage with a range of well presented wall and base units with rolled edge work surface over, tiling to splashbacks, four ring electric hob, double mid level oven, space for freestanding white goods, stainless steel inset sink and drainer, storage recess also and access to...

#### WC

5'5" x 2'3" (1.67 x 0.70)

With uPVC privacy window to rear, low flush WC and wash hand basin.

#### FIRST FLOOR LANDING

6'7" x 6'4" (2.02 x 1.94)

Providing access to two double bedrooms and house bathroom with loft access point (boarded loft area with Velux window also).

#### BEDROOM ONE

16'4" x 11'2" (4.98 x 3.42)

With two uPVC double glazed windows and storage cupboard. Has historically been used as two bedrooms and now serves as the main bedroom and boasting excellent proportions.

#### BEDROOM TWO

10'1" x 9'2" (3.09 x 2.81)

With uPVC double glazed window to rear and of double bedroom size.





**SHOWER ROOM**

6'5" x 5'10" (1.98 x 1.80)

Immaculately appointed throughout with a corner shower with wall mounted head and console, tiling to splashbacks and additional marble effect shower screening. Wall mounted basin with vanity unit below with chrome fitted tap furniture. Low flush WC and heated towel rail with inset spotlights to ceiling.

**EXTERNAL**

Benefitting from an end of cul-de-sac position and corner plot with full and expansive South facing gardens. Vehicular access is granted over a shared driveway and in turn leading to a parking area and large garage with electric power and lighting and up and over access door with additional personnel access door to side.

The South facing gardens benefit from a decked terrace extending from the conservatory with a laid to lawn grass section, established planting, shrubbery and borders throughout. Boarded fencing, good levels of privacy and additional storage shed area. Given the size of garden, must be seen to be fully appreciated.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

**TENURE :**

We understand the Tenure of the property to be Freehold.

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

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

**VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

**FIXTURES AND FITTINGS**

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

**WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

**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.







## Floor Plans



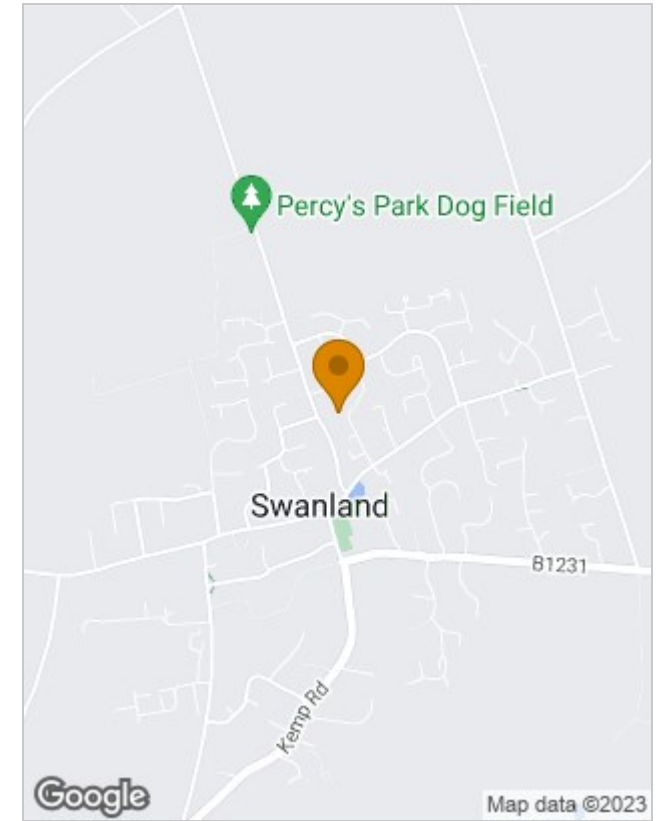
## Viewing

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.

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## Location Map



## Energy Performance Graph

