



Swanland Road, Hessle, East Riding of Yorkshire
Asking Price £250,000

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lovelle



KEY FEATURES

- Three Bedrooms
- Semi-Detached
- Garage
- Large Garden
- Period Features
- Requires Modernisation
- Potential to Add Value
- Close to Schools
- Transport Links
- Total Area: 991 Sq. Ft.
- EPC rating: D



DESCRIPTION

We are delighted to bring to the market this wonderfully traditional, 1930s semi-detached property. Very rarely are we presented with a house in such original and un-spoilt condition, yet so wonderfully maintained!

This property is oozing with charm, ready and waiting for it's new custodians to bring it gently and sympathetically into the 21st Century, set for modern living but with character.

Coming through the original front door complete with it's 1930s locks and keys, you are greeted by a generous hallway where you will find a panelled staircase, finished with a cast-iron fretwork balustrade. The original plasterwork cornice, skirting and architrave are all still in place throughout the house, all of the original internal doors are still hanging, just waiting for the 1950's ply to be removed, exposing their period panelled design.

The sitting room to the front of the property is a flooded with natural daylight from the large, south-facing bay window. There is a generously proportioned dining room in the centre of the property with original storage cupboards and a tall picture window, making the room light and airy. The 1930s timber and obscure glass partition separate the dining from the kitchen and add to the properties' period charm. The kitchen to the rear of the property provides views over the meandering garden, it has a traditional country-style oak-coloured kitchen and a side door to the driveway and garden. The modern Worcester Greenstar boiler is wall-mounted within the kitchen.

To the first floor the original features continue, there are three generous bedrooms two of which are double and one single bedroom with a bay window, offering views over the large garden and the Kings Playing Fields. There is a period bathroom to the front of the property which would benefit from a program of modernisations but is perfectly functional and features a cast iron bath.

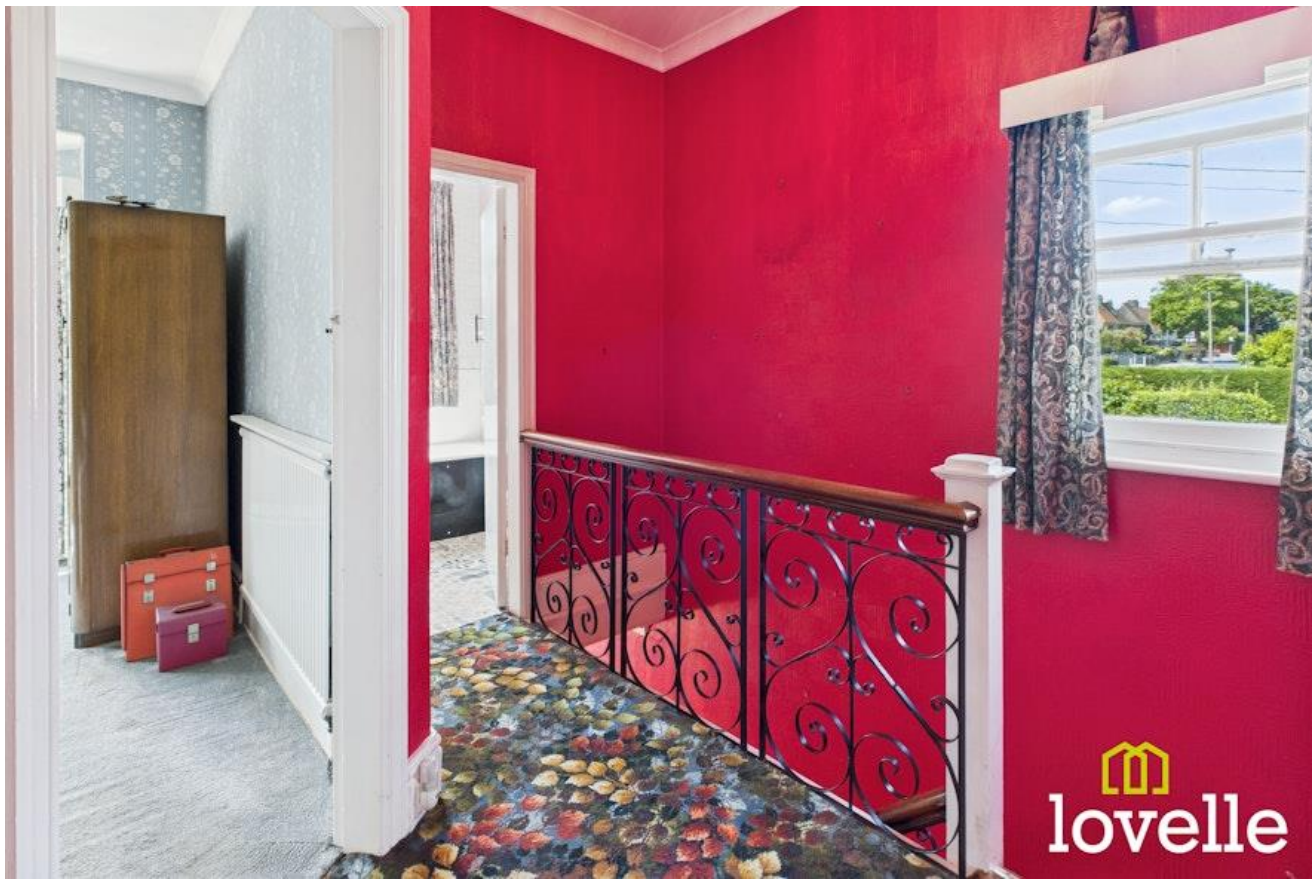
With the exception of the three original timber sash windows within the hallway, all other windows in the property have been replaced with sympathetically-styled, double-glazed PVC windows in 2019 providing heating efficiency without losing the original window profiles.

The outside of the property offers a gated driveway with parking for several vehicles, there is a gravelled front garden with hedging for privacy from the main road.

There is a generous garage with power and lighting, a work bench racking for tools. There are double doors to both the front and rear of the building and two windows to the side of the garage looking over the courtyard area.



The rear garden is separated into four quaint areas, there is a courtyard area accessed through a cast-iron gate providing a delightful seating area flooded with sunlight. There is an outside W.C with a cold water tap with a hose attachment for garden watering. You are then led into two further garden areas, both laid to lawn and filled with a carefully selected variety of established plants and shrubs. The final area to the very rear of the garden is a vegetable patch with fruit trees, complete with a green house and two potting sheds...ideal for those who dream of growing their own. In summary, the garden is as enchanting as the house!



PARTICULARS OF SALE

Hallway

1.66m x 4.82m (5'5" x 15'10")

A generous hallway flooded with natural daylight from the original timber sash windows. Original timber skirting, architrave and panelled internal doors. The original plaster cornice remains, as does the panelled staircase and cloaks area, understairs storage is also offered. There is a double-panel radiator in this room.

Lounge

3.47m x 4.31m (11'5" x 14'1")

A bright and welcoming room, with a large south-facing bay window. The high ceilings provide a great feeling of space and are finished with the original plaster corning. There is currently a gas fire but this could be relaced with a period open fire or log burning stove as the open chimney remains. There is a double-panel radiator in this room.

Dining Room

4.8m x 3.94m (15'8" x 12'11")

Another room of very generous proportions, there are storage cupboards to the side of the existing chimney breast, a brick fireplace which is again open could be converted to an open fire or log burning stove but currently offers an electric fire. There is a large picture window onto the driveway flooding the room with light and a period glass and timber room divider to the kitchen.

Kitchen

4.41m x 2.81m (14'6" x 9'2")

Complete with a series of wall and base cupboards, in a traditional country style and Oak finished doors. There is provision for a gas cooker and laundry equipment, space for a kitchen table, a ceramic sink with drainer and chrome mixer-tap and the modern Worcester gas boiler is wall-mounted within this room. There is a double-panel radiator in this room.

Landing

1.79m x 1.74m (5'11" x 5'8")

The cast-iron fretwork balustrade, mahogany handrail and timber sash window nod to the 1930s build date of this property. Under the 1950s over-boarding are the four original internal doors which lead to the three bedrooms and the family bathroom. High ceilings add space to this wide landing area.

Bedroom No.1

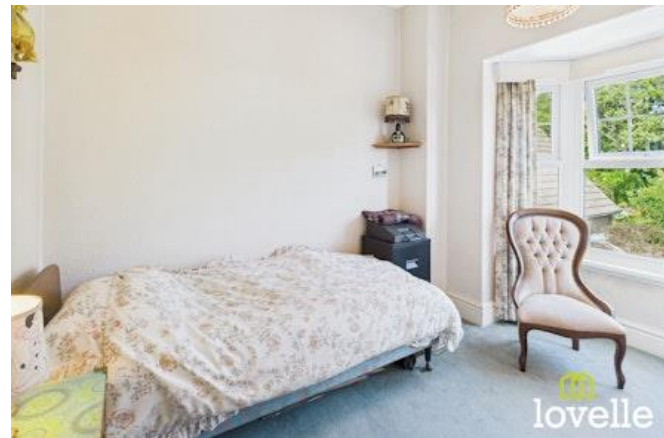
3.47m x 4.42m (11'5" x 14'6")

To the front of the property and benefitting from a large, south-facing bay window; this room is warm, airy and flooded with light. There is currently a double bed, a dressing table, two wardrobes, bedside cabinets and a chest of drawers in this room and it provides ample remaining space. There is a double-panel radiator in this room.

Bedroom No. 2

2.56m x 3.49m (8'5" x 11'6")

To the rear of the property and with views over the garden. This is a second double bedroom with a single panel radiator and fitted wardrobes.



Bedroom No. 3

2.61m x 2.74m (8'7" x 9'0")

A charming single bedroom to the rear of the property with fitted wardrobes and dressing table, offering views over the garden through a three-panelled bay window. A light and airy bedroom with a single panel radiator and switched wall-light.

Bathroom

1.65m x 2m (5'5" x 6'7")

Fully-tiled from floor to ceiling, with a three-piece bathroom suite comprising of a cast-iron bath, period wash basin and low-level cistern W.C. There is a single-panel radiator and separate electric bar heater.

Garage

3.01m x 4.99m (9'11" x 16'5")

A brick and block-built stand alone building with pitched roof, offering limited rafter storage, a work bench, tools racking, power and lighting. There are double access doors to both the front and rear of the building and there are two windows with views across the courtyard patio.

Outside

To the front of the property there is a gravelled garden and a tall hedge offering privacy from the main road. To the side of the property there is a driveway providing access to the garage and rear garden and parking for several vehicles. To the rear of the property there is a large established garden, separated into a courtyard patio area, two lawned and planted areas and a vegetable patch and fruit tree area, also with a number of garden buildings.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request.

The EPC Rating of this property is: D

AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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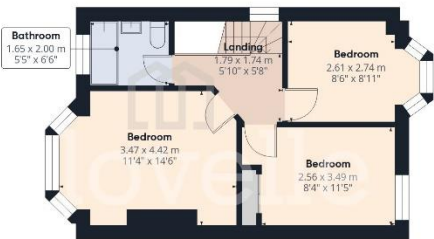


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
106.1 m²
1141 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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