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**Limb**  
MOVING HOME



*18 St. Barnabas Drive, Swanland, East Yorkshire, HU14 3RL*

- 📍 Detached Bungalow
- 📍 Elegantly Proportioned
- 📍 2 Beds / 2 En-suites
- 📍 Council Tax Band = F
- 📍 Walled Rear Garden
- 📍 Double Garage
- 📍 Desirable Location
- 📍 Freehold/EPC = D

**£450,000**

## *INTRODUCTION*

Elegantly proportioned, this superb modern bungalow enjoys a delightful setting towards the top of the leafy and quiet cul-de-sac of St. Barnabas Drive. With high ceilings and good sized rooms, the attractive layout is depicted on the attached floorplan and also provides further potential for an incoming purchaser. Features include a lovely lounge with bay window, 2 double bedrooms, both with en-suite, detached double garage and a walled rear garden. Opportunities to purchase a quality bungalow in such a desirable location are rare and early viewing is strongly recommended.

## *LOCATION*

One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALLWAY*

A spacious 'L' shaped hallway, providing access to all principal rooms. Airing cupboard situated off.

### *CLOAKS/W.C.*

With low level W.C. and wash hand basin.

## LOUNGE

19'4" x 13'4" approx (5.89m x 4.06m approx)

Plus bay window to front elevation. To one corner lies a feature marble fireplace and surround housing a 'living flame' gas fire. There is moulded coving and a ceiling rose. Double doors open through to the dining room.



## DINING ROOM

12'1" x 12'1" approx (3.68m x 3.68m approx)

With double doors opening out to the rear garden, window to side.  
Door into the kitchen.



## KITCHEN

12'1" x 11'0" approx (3.68m x 3.35m approx)

Having a range of fitted base and wall mounted units with work surfaces, one and half sink and drainer, integrated oven, 4 ring gas hob with extractor hood above, dishwasher, fridge/freezer and there is a microwave. Window overlooking the rear garden.



## UTILITY ROOM

12'1" x 5'0" approx (3.68m x 1.52m approx)

With fitted units, sink and drainer, wall mounted central heating boiler, external access door to rear.

## BEDROOM 1

14'4" x 14'2" approx (4.37m x 4.32m approx)

A super room with fitted wardrobes and 2 windows to the front elevation.



## EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin and bath.



## *BEDROOM 2*

12'1" x 15'0" approx (3.68m x 4.57m approx)  
Fitted wardrobes, window to rear elevation.



## *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C., wash hand basin and shower cubicle.



## *OUTSIDE*

The property occupies an attractive and established plot which is approached across a gravelled driveway providing parking for several vehicles and access to the detached double garage. The front lawn is bounded by mature hedging. The rear garden is mainly laid to lawn and bounded by an impressive ornamental brick wall.



## *CENTRAL HEATING*

The property has the benefit of gas central heating.

## *DOUBLE GLAZING*

The property has the benefit of uPVC framed double glazing.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

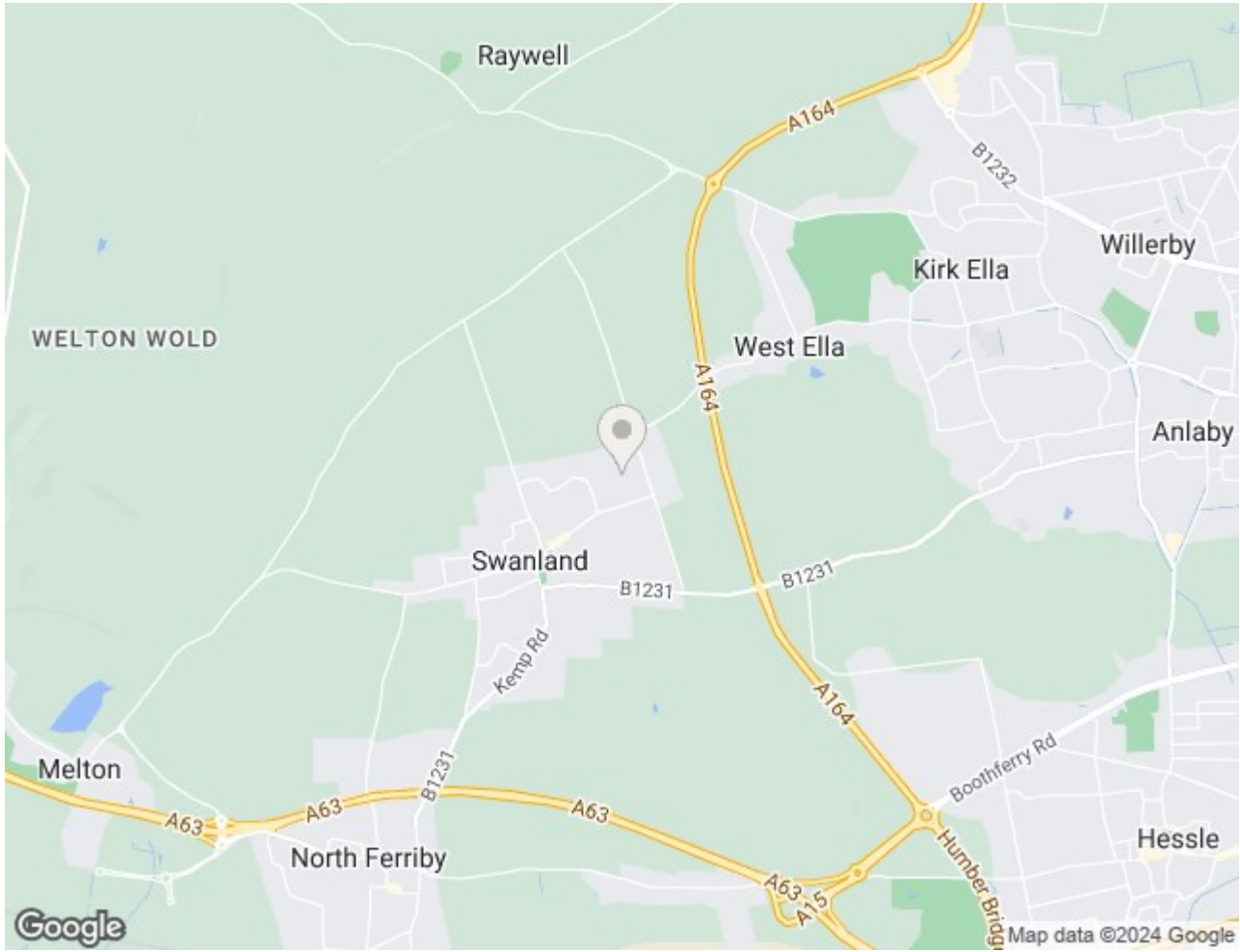
## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

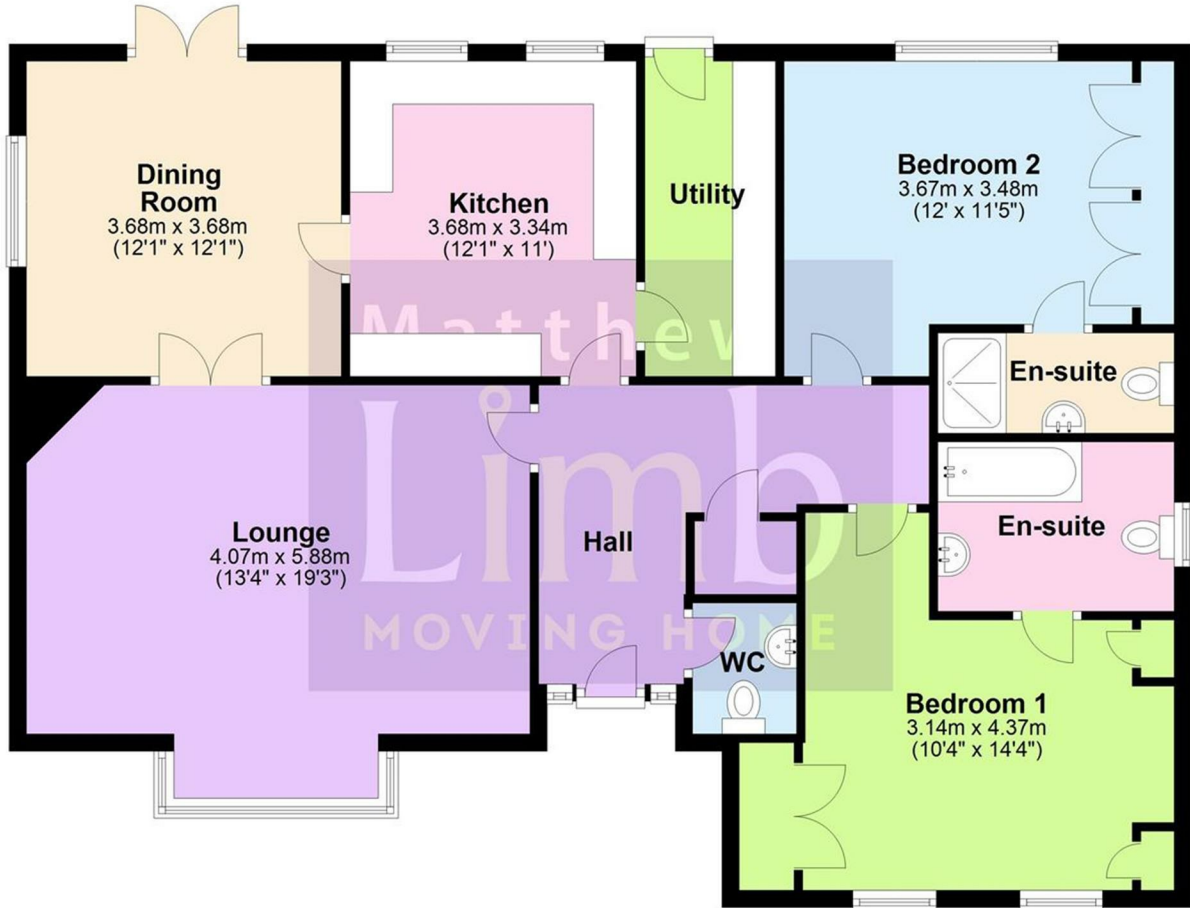
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### Ground Floor

Approx. 114.2 sq. metres (1229.1 sq. feet)



Total area: approx. 114.2 sq. metres (1229.1 sq. feet)

