



16 Westerdale, Swanland, East Yorkshire, HU14 3PY

- 📍 Ready to Move Into
- 📍 Detached House
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band F
- 📍 Large Rear Conservatory
- 📍 Double Garage
- 📍 Sought After Location
- 📍 Freehold/EPC = C

£340,000

INTRODUCTION

Ready to move into is this well planned four bedroom detached house which stands in the popular cul-de-sac setting of Westerdale, close to Swanland village centre. The accommodation, as depicted on the attached floorplan, has the benefit of gas fired central heating, uPVC double glazing and briefly comprises an entrance hall, cloaks/WC, twin aspect lounge, dining room which is open plan in style through to the kitchen and there is a separate utility room. A particular feature is the large rear conservatory. At first floor are four good sized bedrooms, with the main having the benefit of an en-suite and there is also a separate family bathroom. Open plan lawned gardens extend to the front and to the rear lies a detached double garage. The rear garden has a westerly facing aspect and incorporates a patio and lawn.

LOCATION

Westerdale is a very appealing residential cul-de-sac development located within the highly desirable village of Swanland. The village has an attractive centre where a number of shops can be found including a Post Office, chemist and convenience store. 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 school with secondary schooling available at the nearby South Hunsley school. Convenient access is available to the A63 leading into Hull city centre to the east and the national motorway network to the west. The mainline railway station is approximately 15 minutes driving distance away in Brough providing Intercity connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off and cupboard under.

WC

With low level WC and wash hand basin.

LOUNGE

21'4" x 10'9" approx (6.50m x 3.28m approx)

With window to front elevation, double doors to rear. The focal point of the room is a feature fire surround housing a coal effect gas fire, attractive oak flooring.



DINING ROOM

12'5" x 9'8" approx (3.78m x 2.95m approx)

Window to front elevation. This room is open plan in style through to the kitchen.



KITCHEN

13' x 9'7" approx (3.96m x 2.92m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces. There is an integrated oven, hob and extractor hood above, dishwasher. Window to rear, Oak flooring.



UTILITY ROOM

With fitted units, sink and drainer, door to:

CONSERVATORY

15'10" x 12'6" approx (4.83m x 3.81m approx)
Overlooking the rear garden with double doors leading out.



FIRST FLOOR

LANDING

BEDROOM 1

12'5" x 11' approx (3.78m x 3.35m approx)
With fitted wardrobes, window to front elevation.



ENSUITE SHOWER ROOM

With low level WC, wash hand basin, corner shower cubicle, tiling to the walls and floor, heated towel rail. There is also underfloor heating installed.



BEDROOM 2

12'5" x 9'9" approx (3.78m x 2.97m approx)

With fitted wardrobes, window to front elevation.



BEDROOM 3

9'9" x 8'9" approx (2.97m x 2.67m approx)

Window to rear elevation.



BEDROOM 4

9'10" x 8'9" approx (3.00m x 2.67m approx)
Window to rear elevation.



BATHROOM

Bath with shower over, rail and curtain, WC and wash hand basin,
tiling to the walls, heated towel rail.



OUTSIDE

Open plan lawned gardens extend to the front and to the rear lies a
detached double garage. The rear garden has a westerly facing aspect
and incorporates a patio and lawn.



GARAGE



REAR VIEW

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.

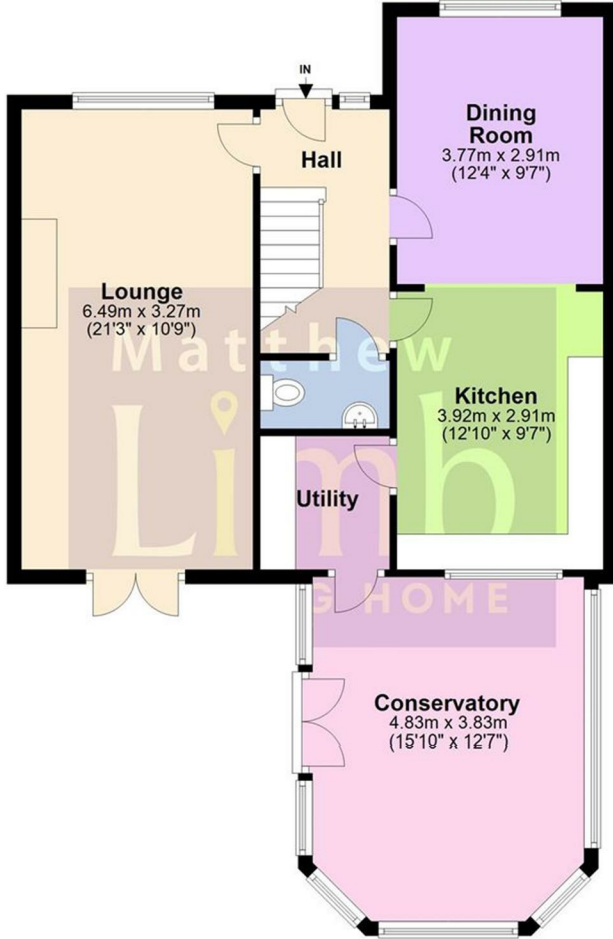
VALUATION SERVICE

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.



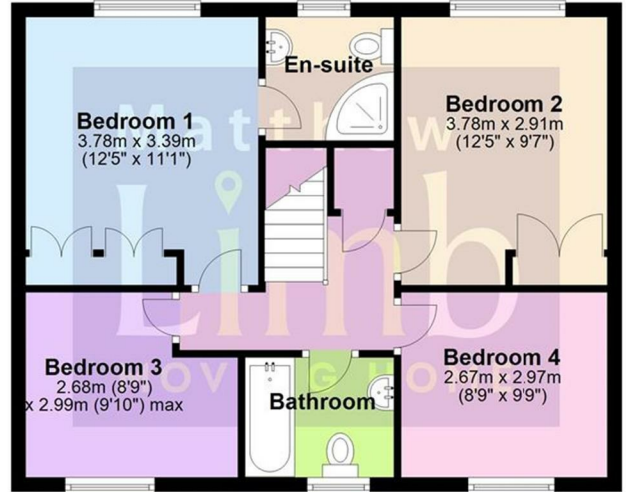
Ground Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 128.3 sq. metres (1381.4 sq. feet)

