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Matthew  
**Limb**  
MOVING HOME



*8 West End, Swanland, East Yorkshire, HU14 3PE*

- 📍 Deceptively Spacious
- 📍 Two Reception Rooms
- 📍 Accomm. Extending to 1600 sq.ft.
- 📍 Breakfast Kitchen
- 📍 Four Bedrooms
- 📍 Parking Space & Large Garden
- 📍 Council Tax Band = C
- 📍 Freehold / EPC = D

**£279,999**

## INTRODUCTION

Situated within the heart of the sought after village of Swanland is this deceptively spacious house with accommodation extending to 1600 sq ft. Arranged over three floors, the accommodation is depicted on the attached floorplan and briefly comprises a lounge with open fire, dining area which is open plan through to the breakfast kitchen and utility. Upon the first floor is a landing/sitting area, two bedrooms, one of which has an en-suite area. There is also a bathroom with four piece suite. A staircase from the landing/sitting area leads to the second floor where there are two further double bedrooms.

The property fronts directly onto West End. A parking space lies to the rear with steps up to the large lawned garden which is off set from the house.

## LOCATION

The property is situated along West End within the centre of this sought after village. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, 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:

### LOUNGE

16'3" x 12'1" approx (4.95m x 3.68m approx)

The chimney breast and tiled hearth house an open fire. Window to front elevation.



### INNER HALL

Staircase to the first floor.

## DINING ROOM

15'6" x 11'8" approx (4.72m x 3.56m approx)

With storage cupboard and opening through to the breakfast kitchen.



### *BREAKFAST KITCHEN*

16'9" x 11'2" approx (5.11m x 3.40m approx)

Having a range of fitted base and wall units with laminate work surfaces, Belfast sink, range style cooker, American style fridge/freezer, tiled floor and window to rear.



### *UTILITY*

With shelving and plumbing for a washing machine.

### *FIRST FLOOR*

*LANDING/SITTING AREA*

15'6" x 11'7" approx (4.72m x 3.53m approx)

With exposed brick chimney breast. Staircase to the second floor.



*BEDROOM 1*

16'3" x 12'0" approx (4.95m x 3.66m approx)  
With decorative fireplace, window to front elevation.



*BEDROOM 2*

16'9" x 6'10" (extending to 11'2") approx (5.11m x 2.08m (extending to 3.40m) approx)  
Window to rear.



### *EN-SUITE AREA*

With shower enclosure, wash hand basin and low flush W.C.



### *BATHROOM*

With four piece suite comprising a shower enclosure, oval bath, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear.



### *SECOND FLOOR*

#### *BEDROOM 3*

14'9" x 8'11" approx (4.50m x 2.72m approx)

With storage cupboard and velux window to front.



### *BEDROOM 4*

14'3" x 8'10" approx (4.34m x 2.69m approx)  
Window to rear.



### *OUTSIDE*

A parking space lies to the rear with steps up to the large lawned garden which is off set from the house.



### *GARDEN*

### REAR VIEW



### PARKING

There is a designated parking space to the rear of the property.



### TENURE

Freehold

### COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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. 60.2 sq. metres (647.7 sq. feet)



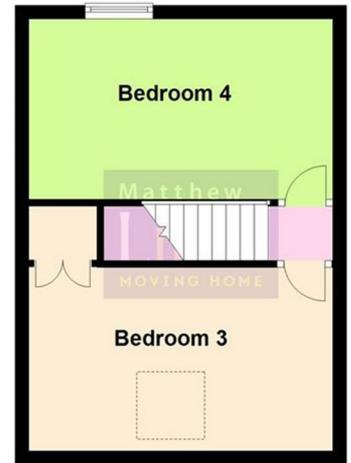
**First Floor**

Approx. 60.5 sq. metres (650.8 sq. feet)



**Second Floor**

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 149.5 sq. metres (1608.7 sq. feet)

