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Limb
MOVING HOME



20 Dower Rise, Swanland, East Yorkshire, HU14 3QT

- 📍 Guide Price: £250,000 to £260,000.
- 📍 Versatile Accommodation
- 📍 Up To Four Bedrooms
- 📍 Council Tax Band = D
- 📍 Spacious Lounge
- 📍 Updating Required
- 📍 Desirable Village
- 📍 Freehold / EPC = E

Guide Price £250,000

INTRODUCTION

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Situated within this most sought after village with outstanding schooling is the deceptively spacious detached dormer style house requiring modernisation and offering great potential. The versatile accommodation is depicted on the attached floor plan and briefly comprises an entrance hall, spacious 'L' shaped lounge/diner, kitchen and modern bathroom. There are two double bedrooms on the ground floor with a further two bedrooms on the first floor plus a spacious landing area and W.C.

The property occupies an elevated position set back from the road with an established garden to the front adjacent to which is a side drive leading up to the single garage. There is a courtyard style garden to the rear.

LOCATION

Dower Rise is situated off Main Street in Swanland. 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:

ENTRANCE HALLWAY

With staircase leading to the first floor.

LOUNGE/DINER

22'2" x 16'10" (measurements to extremes) approx (6.76m x 5.13m (measurements to extremes) approx)

With feature fire surround housing an open fire. Window to front elevation.



DINING AREA

Window to front.



KITCHEN

10'11" x 9'10" approx (3.33m x 3.00m approx)

With fitted units, sink and drainer, cooker point, window and external access door to side.



BEDROOM 1

14'6" x 12'1" approx (4.42m x 3.68m approx)
With fitted wardrobes and window to rear.



BEDROOM 2

10'6" x 9'9" approx (3.20m x 2.97m approx)
Patio doors to rear.

BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Window to side.



FIRST FLOOR

LANDING

With storage cupboard, access to bedroom 3 and door to further landing/study area.

BEDROOM 3

14'7" x 10'11" approx (4.45m x 3.33m approx)

With storage cupboard, vanity sink and window to rear.



FURTHER LANDING/STUDY AREA

With storage cupboard and velux window. Access to bedroom 4 and W.C.

WC

With low flush WC

BEDROOM 4

10'11" x 5'5" (extending to 7'3") approx (3.33m x 1.65m (extending to 2.21m) approx)

Of an irregular shape with potential to extend into the landing/study area to create a spacious bedroom suite. Window to front elevation.



OUTSIDE

The property occupies an elevated position set back from the road with an established garden to the front adjacent to which is a side drive leading up to the single garage. There is a courtyard style garden to the rear.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

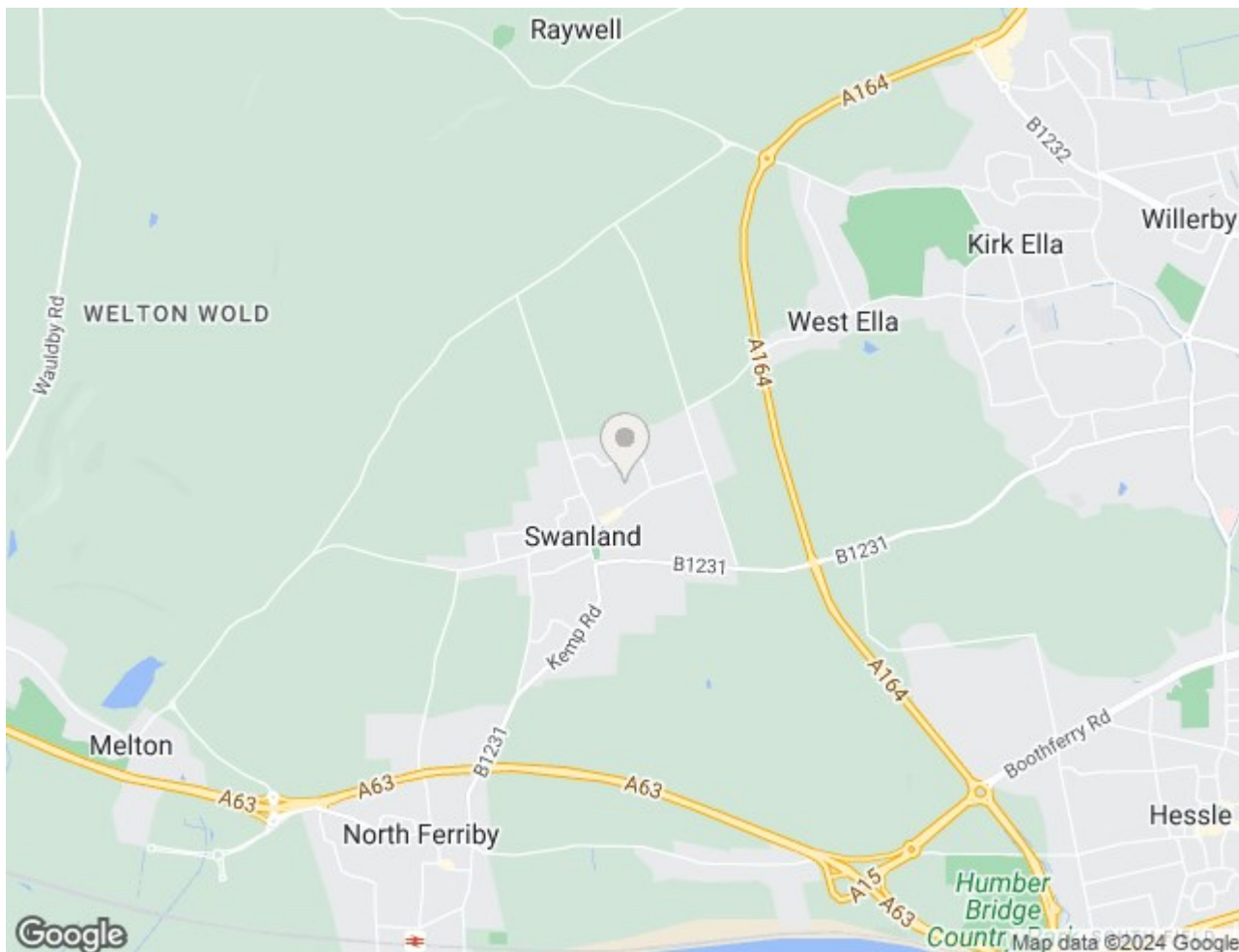
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

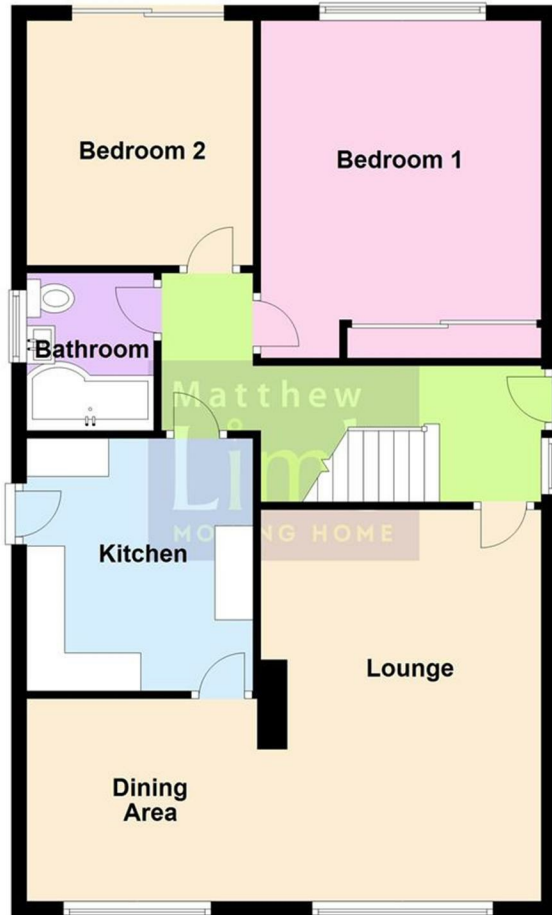
VALUATION SERVICE

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.



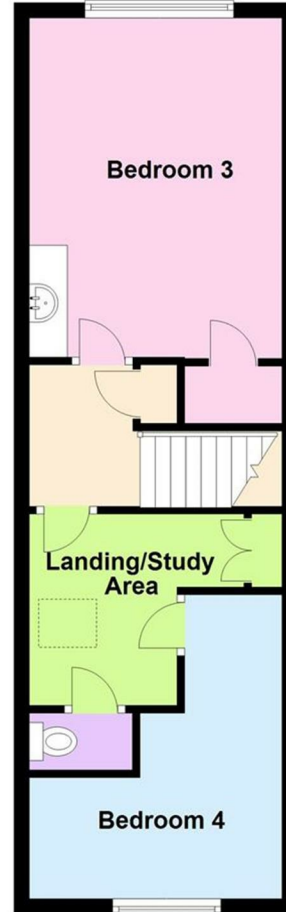
Ground Floor

Approx. 78.1 sq. metres (840.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)

