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Matthew
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MOVING HOME



22 Easenby Close, Swanland, East Yorkshire, HU14 3NP

- 📍 High Spec Home
- 📍 Contemporary Living
- 📍 3 Bedrooms
- 📍 Council Tax Band = D
- 📍 Stunning German Kitchen
- 📍 Excellent Parking
- 📍 No Chain involved
- 📍 Freehold/EPC = B

£299,950

INTRODUCTION

This superb high spec. 3 bedroomed property forms part of a recently completed development situated in a delightful location on the fringe of this most desirable village. The property has been subject to considerable enhancement and further investment by the current owners to create what is a fabulous home which is offered for sale with no forward chain, therefore, an early completion should be possible. thoughtfully designed, this outstanding home has great appeal and features a stunning German Hacker kitchen with Dekton worksurfaces and a host of quality integrated appliances. There is also a boutique hotel style bathroom and the property enjoys all the luxuries of modern living including uPVC double glazing plus aluminium framed bi fold doors and gas efficient gas fired central heating. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge with bay window to side, dining kitchen and W.C.. Upon the first floor are 3 bedrooms and a bathroom. Outside, parking is available to both the front and side of the property and the rear garden includes an extensive paved patio, lawn and fencing to the borders.



LOCATION

The property lies towards the end of Easenby Close, an attractive cul-de-sac situated off Main Street to the eastern fringe of the village centre. One of the regions 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 recreation facilities such as a tennis and bowls club and childrens playing field. The village boasts a well reputed primary school with secondary schooling at the nearby South Hunsely school at Melton. 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 minutes driving distance away at Brough which provides intercity connections.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

Stairs leading up to the first floor.

LOUNGE

15'5" x 13'0" approx (4.70m x 3.96m approx)
Plus bay window to side elevation and further window to front.



DINING KITCHEN

18'8" x 13'0" approx (5.69m x 3.96m approx)
Complete with a high end German Hacker kitchen which has been recently installed at considerable expense by the current owners. The kitchen has an array of fitted units with Dekton worksurfaces and appliances include twin Neff ovens, Elica induction hob with integrated vacuum extractor, dishwasher and washing machine. There is a tiled floor, window to rear and bi fold doors open out to the patio.



KITCHEN AREA



DINING AREA



W.C.

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

FIRST FLOOR

LANDING

BEDROOM 1

17'1" x 10'0" approx (5.21m x 3.05m approx)
With two windows to front elevation. Wardrobes standing to one wall.



BEDROOM 2

11'3" x 8'10" approx (3.43m x 2.69m approx)
Window to rear elevation.



BEDROOM 3

8'10" x 7'1" approx (2.69m x 2.16m approx)
With window to rear elevation.



BATHROOM

A stunning boutique hotel style bathroom being fully tiled and comprising a low level W.C., designer twin wash hand basin and "walk through" shower with both a rainhead and handheld shower system. Heated towel rail.



OUTSIDE

The property occupies a corner style plot with block paving, gravel and lawn to the front. To the side lies parking for further vehicles. To the rear is a paved patio area with lawn beyond and fencing to the boundaries.



SIDE 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 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

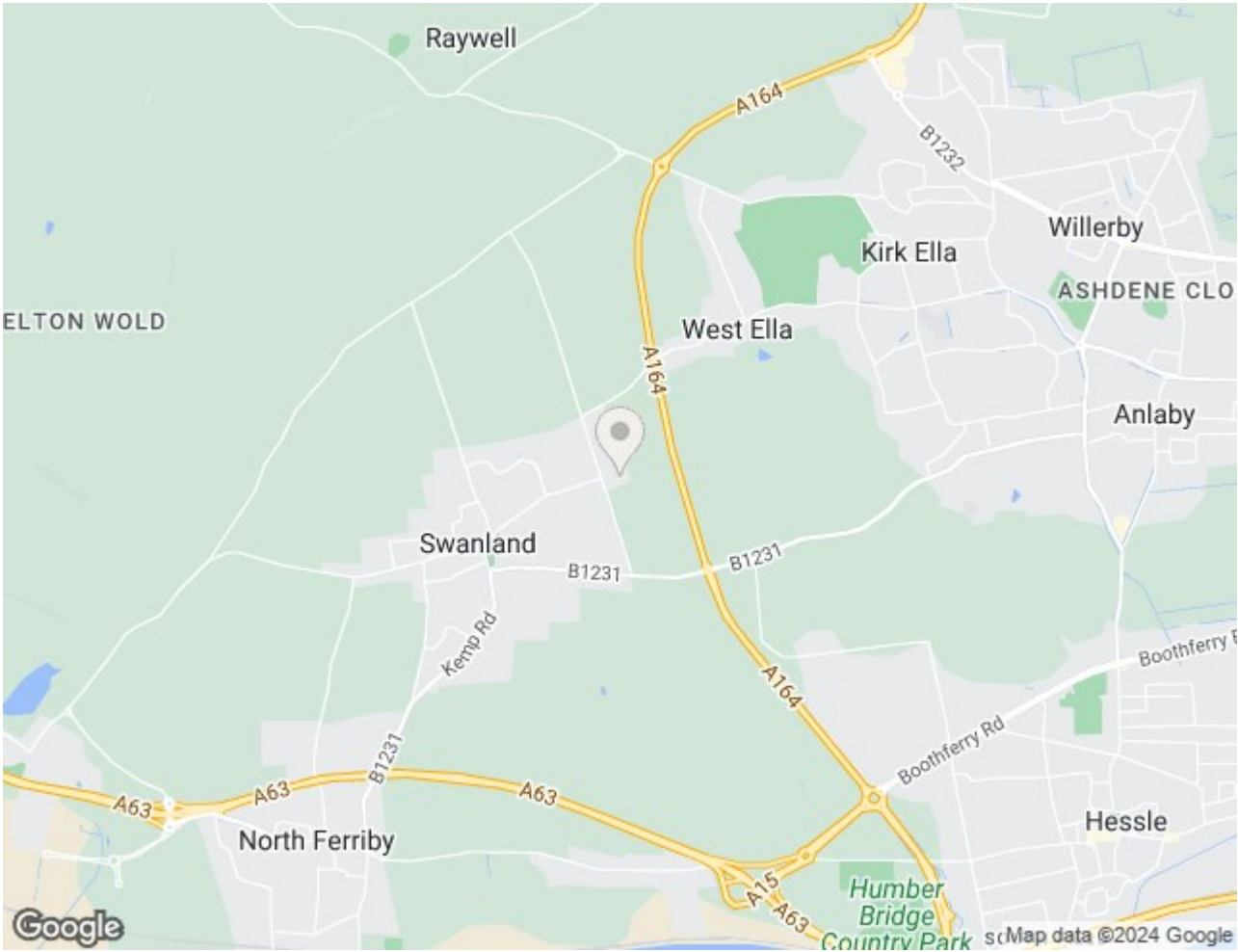
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

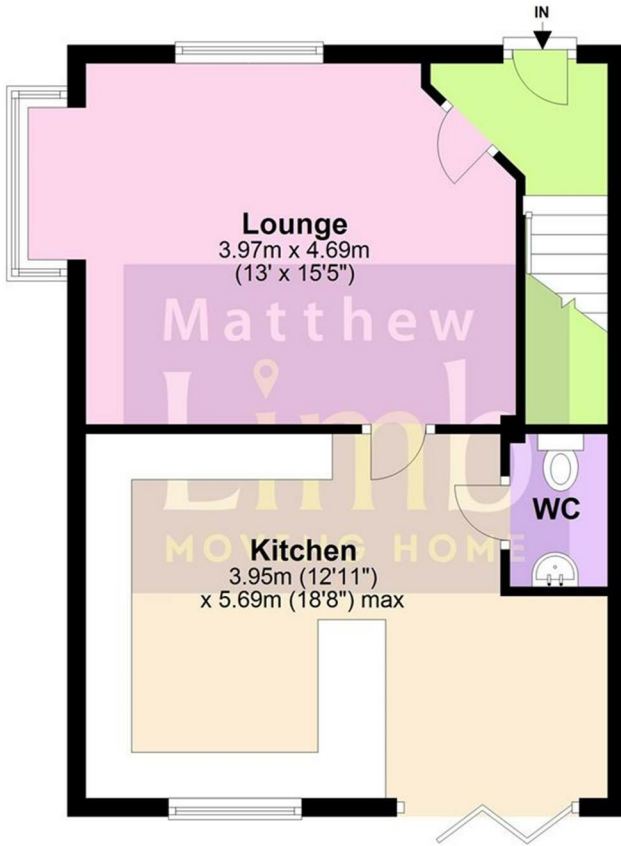
VALUATION SERVICE

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.



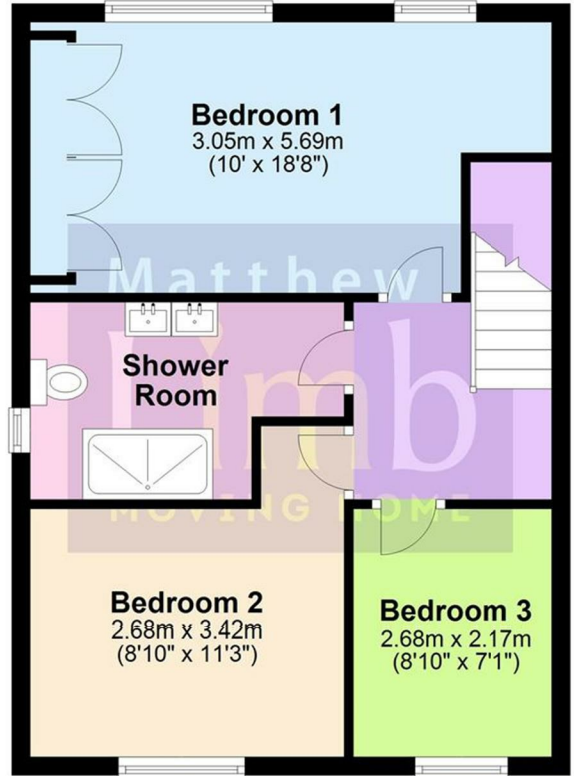
Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 91.4 sq. metres (983.8 sq. feet)

