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Matthew
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MOVING HOME



61 Northdale Park, Swanland, East Yorkshire, HU14 3RH

- 📍 Semi-Detached House
- 📍 Extended Accommodation
- 📍 Contemporary Fittings
- 📍 Council Tax Band = C
- 📍 Modern Kitchen
- 📍 South Facing Rear Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = C

£244,999

INTRODUCTION

This attractive and well presented home is nestled in the sought-after village of Swanland and is within the catchment area of Swanland Primary School and South Hunsley Secondary School, both of which are rated outstanding by Ofsted. The thoughtfully designed layout is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge which is open plan through to the dining room, modern fitted kitchen with appliances, three bedrooms, en-suite shower room and contemporary bathroom.

A lawned garden extends to the front of the property and a side drive provides excellent parking and leads onwards to the detached garage. The rear garden enjoys a southerly aspect and is mainly laid to lawn with a lovely decked area directly adjoining the rear of the property.

LOCATION

Northdale Park is a well favoured residential area situated off Northfield, 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 HALL

Wood veneer flooring and staircase leading up to the first floor.



CLOAKS/W.C.

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

LOUNGE

10'0" x 17'7" approx (3.05m x 5.36m approx)

Measurements into bay window to the front elevation. Opening through to the dining room.



DINING ROOM

9'10" x 8'9" approx (3.00m x 2.67m approx)

With moulded coving, designer radiator, wood veneer flooring and double doors leading out to the south facing rear garden.



KITCHEN

18'1" x 7'7" approx (5.51m x 2.31m approx)

Fitted with a range of contemporary base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, rangestyle cooker with hood above, tiled surround. Windows to rear and side elevations. External access door to side.

The freestanding fridge/freezer, dishwasher and washing machine are also included in the sale.



FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

11'0" x 10'0" approx (3.35m x 3.05m approx)
Window to rear.



BEDROOM 2

10'1" x 9'3" approx (3.07m x 2.82m approx)
Window to front.



BEDROOM 3

13'7" x 6'7" approx (4.14m x 2.01m approx)
With fitted wardrobes and window to rear.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, fitted furniture with inset wash hand basin and low flush W.C. Heated towel rail.



OUTSIDE

A lawned garden extends to the front of the property and a side drive provides excellent parking and leads onwards to the detached garage. The rear garden enjoys a southerly aspect and is mainly laid to lawn with a lovely decked area directly adjoining 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

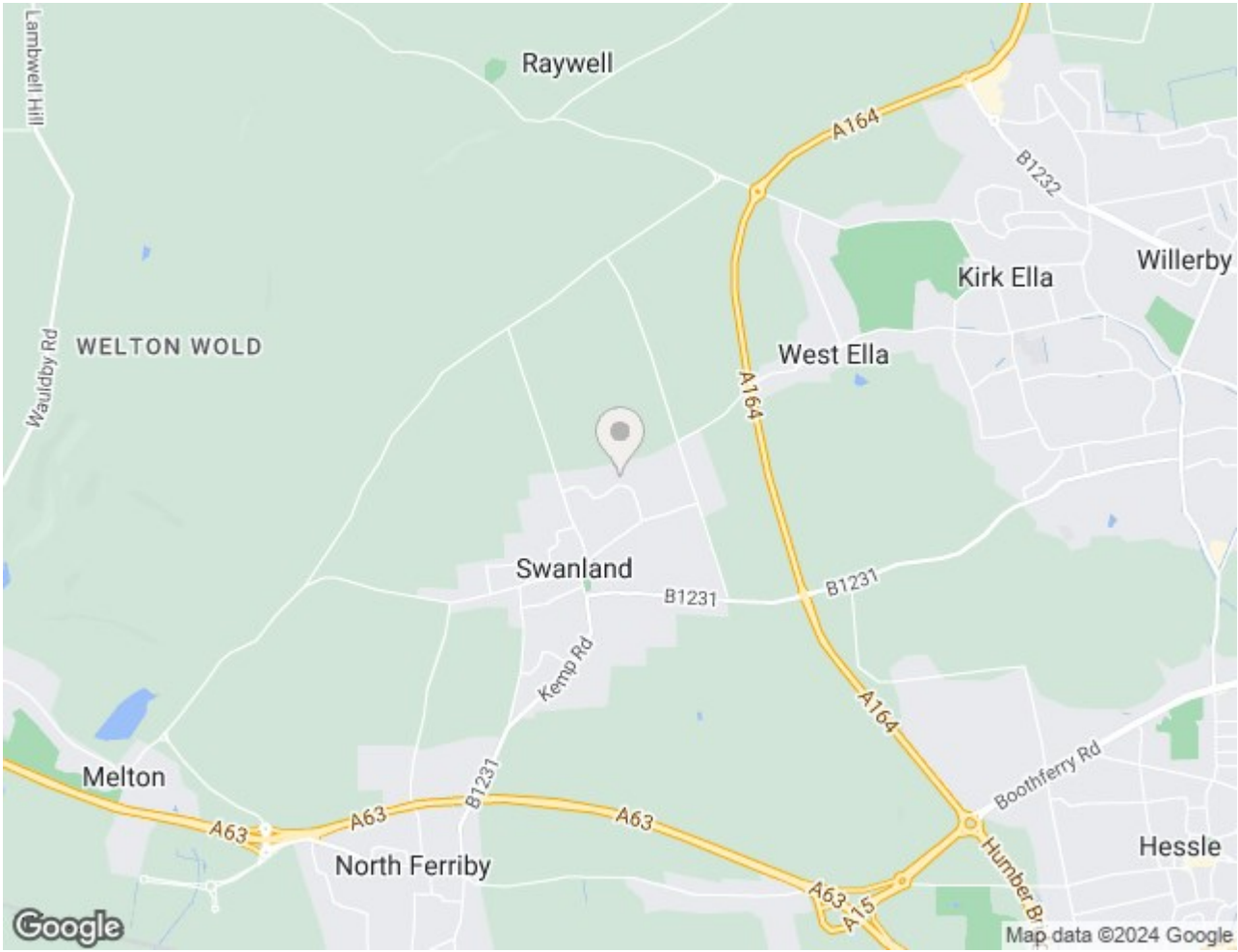
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

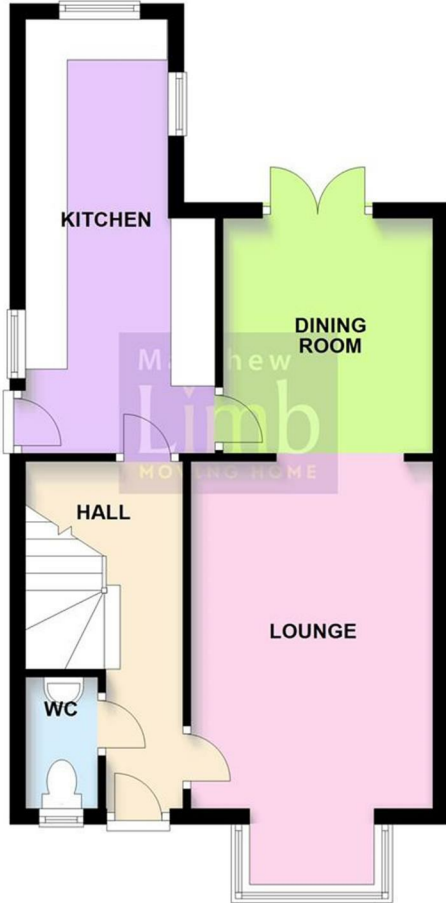
VALUATION SERVICE

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. 44.0 SQ. METRES (473.6 SQ. FEET)



FIRST FLOOR

APPROX. 43.7 SQ. METRES (470.2 SQ. FEET)



TOTAL AREA: APPROX. 87.7 SQ. METRES (943.8 SQ. FEET)

61 NORTHDAL PARK, SWANLAND

