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Matthew  
**Limb**  
MOVING HOME



*15 Dower Rise, Swanland, East Yorkshire, HU14 3QT*

- 📍 Detached Dormer Style House
- 📍 Fantastic Plot
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = D
- 📍 Modern Dining Kitchen
- 📍 Contemporary Bathroom
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£325,000**

## INTRODUCTION

Occupying a fantastic plot with south westerly facing rear gardens is this immaculately presented detached house. The gardens extends to the front, side and rear of the property which offers versatile accommodation over two floors. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, spacious lounge, dining kitchen plus utility/W.C. and two ground floor double bedrooms. Upon the first floor are two further double bedrooms and a box room, ideal as a home office or nursery. There is also a contemporary bathroom with shower facility. The property has the benefit of gas central heating and uPVC double glazing.

The property occupies a large plot with a block set driveway extending to the front and side leading onwards to the single garage. The rear garden enjoys a southerly aspect and is mainly lawned with patio area and attractive shrubbery and trees. There is a patio area to the side of the property with a summerhouse.

## LOCATION

Dower Rise is a cul-de-sac situated off Main Street 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 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

Spacious and welcoming with a staircase leading to the first floor.



*LOUNGE*

17'0" x 11'10" approx (5.18m x 3.61m approx)  
Window to rear.



*DINING KITCHEN*



*KITCHEN AREA*

10'11" x 9'9" approx (3.33m x 2.97m approx)  
Having a range of modern fitted base and wall units with complementing worksurfaces, one and a half sink and drainer with mixer tap, double oven, five ring gas hob with filter above, integrated fridge/freezer and dishwasher. Window and external access door to side. Opening through to the dining area.



### *DINING AREA*

9'9" x 8'8" approx (2.97m x 2.64m approx)  
With patio doors leading to the rear garden.



### *UTILITY/W.C.*

With low flush W.C., fitted units with sink and drainer, plumbing for a washing machine, wall mounted gas central heating boiler and window to side.



### *BEDROOM 1*

12'2" x 11'10" approx (3.71m x 3.61m approx)  
With built in wardrobes and window to front.



*BEDROOM 2*

10'6" x 9'9" approx (3.20m x 2.97m approx)  
Window to front.



*FIRST FLOOR*

*LANDING*

With eaves storage.

*BEDROOM 3*

11'3" x 10'10" approx (3.43m x 3.30m approx)  
With built in wardrobes and window to front.



### *BEDROOM 4*

14'1" x 8'10" approx (4.29m x 2.69m approx)  
With built in storage and window to rear.



### *STUDY/NURSERY*

8'11" x 5'4" approx (2.72m x 1.63m approx)  
With Velux window to side.



## BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, heated towel rail and Velux window to side.



## OUTSIDE

The property occupies a large plot with a block set driveway extending to the front and side leading onwards to the single garage. The rear garden enjoys a southerly aspect and is mainly lawned with patio area and attractive shrubbery and trees. There is a patio area to the side of the property with a summerhouse.





## *SIDE PATIO & SUMMERHOUSE*



## *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

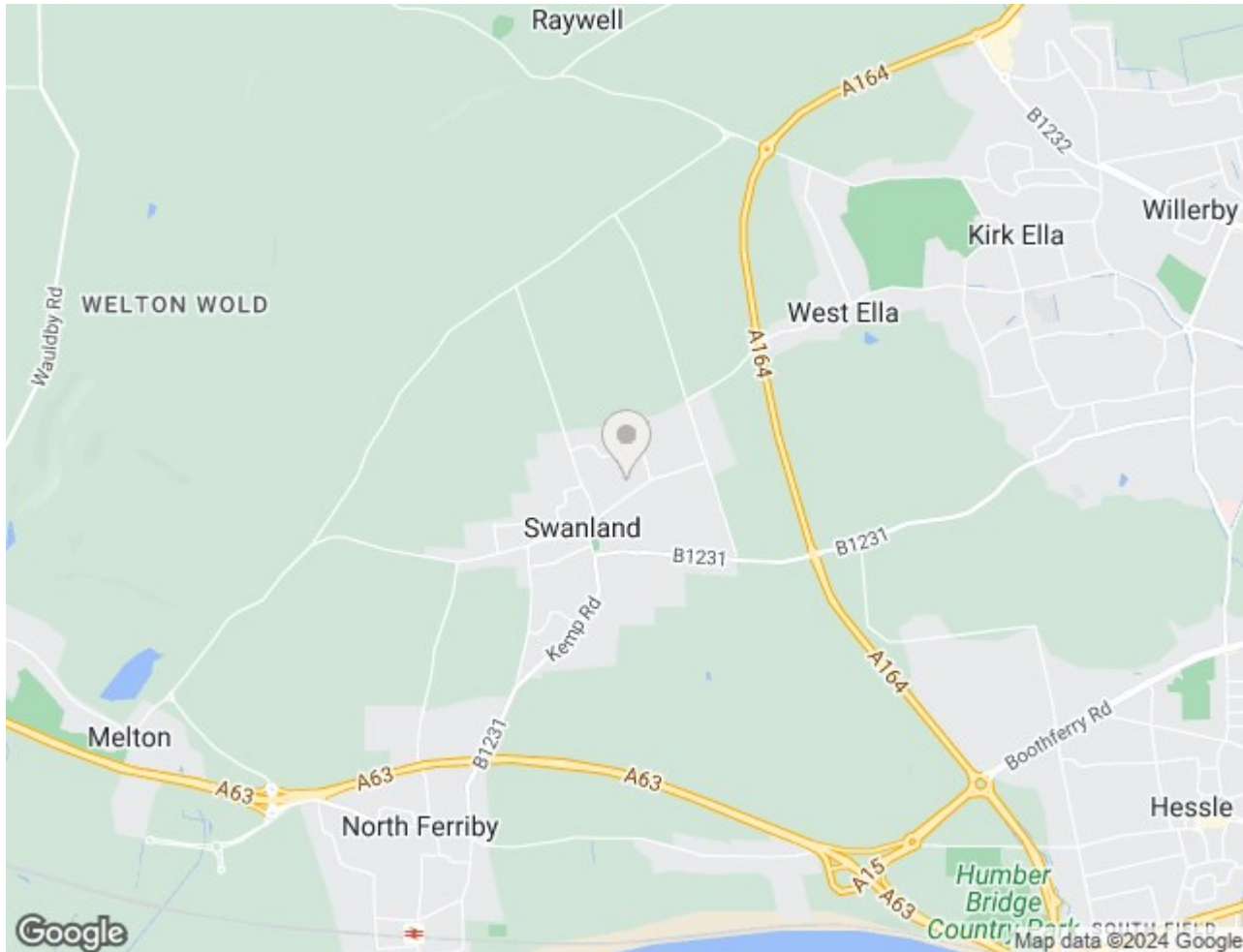
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

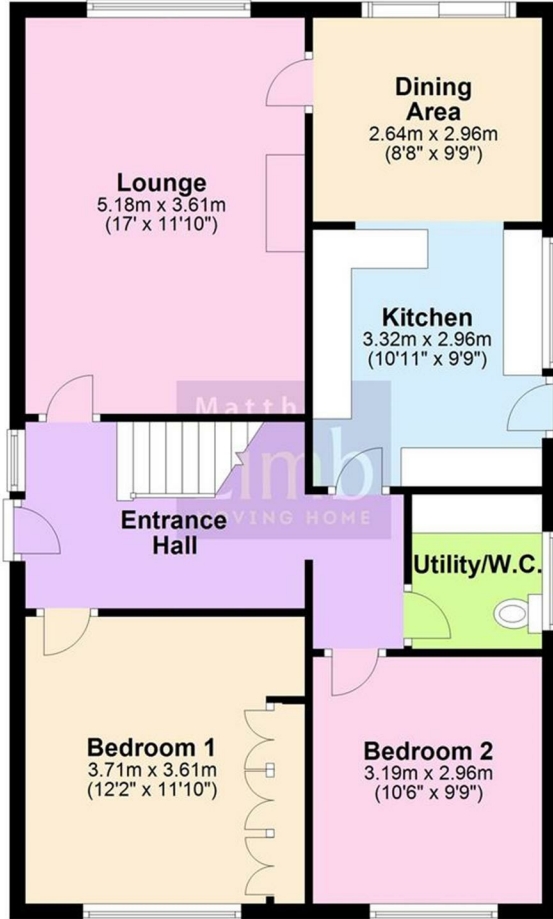
### VALUATION SERVICE

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.



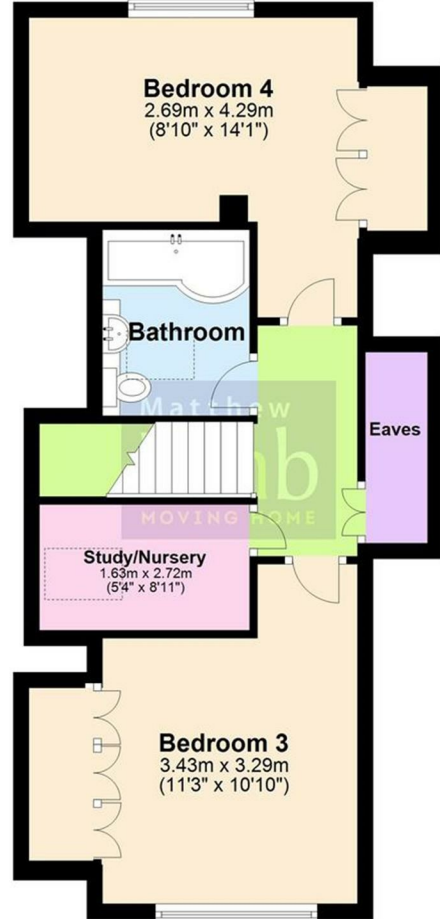
**Ground Floor**

Approx. 76.6 sq. metres (824.3 sq. feet)



**First Floor**

Approx. 49.0 sq. metres (527.2 sq. feet)



Total area: approx. 125.6 sq. metres (1351.5 sq. feet)

