

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



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

- 📍 Superb Property
- 📍 High Specification
- 📍 Barn Conversion
- 📍 Delightful Location
- 📍 Contemporary Living
- 📍 Single Garage
- 📍 Council Tax Band = C
- 📍 Freehold/EPC = C

£289,000

INTRODUCTION

This fabulous barn conversion is part of a highly desirable courtyard development, and offers the very best of contemporary living. This stunning home enjoys a very high specification which includes underfloor heating throughout. The living space is arranged predominantly in an open plan style with a tiled floor extending through the lounge, dining area and kitchen. There is also a lovely orangery with double doors opening out to the rear enclosed paved garden. Upstairs are 2 bedrooms with fitted wardrobes and a stylish bathroom. The accommodation also has the benefit of uPVC double glazing. The property forms part of a select gated development arranged around a shared courtyard with attractive raised planting beds. The rear enclosed garden space is accessed from the orangery and the kitchen and is a quiet space to sit in. A garage also forms part of the property which has an automated up and over entry door.



LOCATION

The property lies within 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

A bespoke stable style entrance door opens to the accommodation.



LIVING ROOM/DINING AREA

19'8" x 15'6" approx (5.99m x 4.72m approx)

With tiled flooring extending throughout, window to front elevation and window and door to the orangery. Ample area for table and chairs to one corner. A staircase with oak and glass detailing leads up to the first floor with spacious under stairs cupboard off.

LIVING AREA





KITCHEN

13'4" x 7'1" approx (4.06m x 2.16m approx)

Having an excellent range of fitted oak base and wall mounted units with worksurfaces, an integrated double oven, microwave, hob with extractor hood above, integrated fridge and a freezer, dishwasher, one and a half sink and drainer. External access door out into the paved rear garden.



ORANGERY

10'7" x 6'9" approx (3.23m x 2.06m approx)

A lovely room with large lantern light to the ceiling and double doors opening out to the rear paved garden.





FIRST FLOOR

LANDING

With feature oak and glass balustrade. Cupboard to corner housing modern gas fired central heating boiler serving the underfloor heating.



BEDROOM 1

10'0" x 9'10" approx (3.05m x 3.00m approx)
Up to fitted wardrobes running to one wall, window to rear elevation.



BEDROOM 2

12'10" x 5'2" approx (3.91m x 1.57m approx)
With fitted wardrobe and cupboards, window to front elevation.



BATHROOM

With stylish suite comprising low level W.C., bidet, wash hand basin, bath with shower over, rail and curtain, tiling to the walls and floor.



OUTSIDE

The property forms part of a select gated development arranged around a shared courtyard with attractive raised planting beds. The rear enclosed garden space is accessed from the orangery and the kitchen and is a quiet space to sit in. A garage also forms part of the property which has an automated up and over entry door.



GARAGE



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

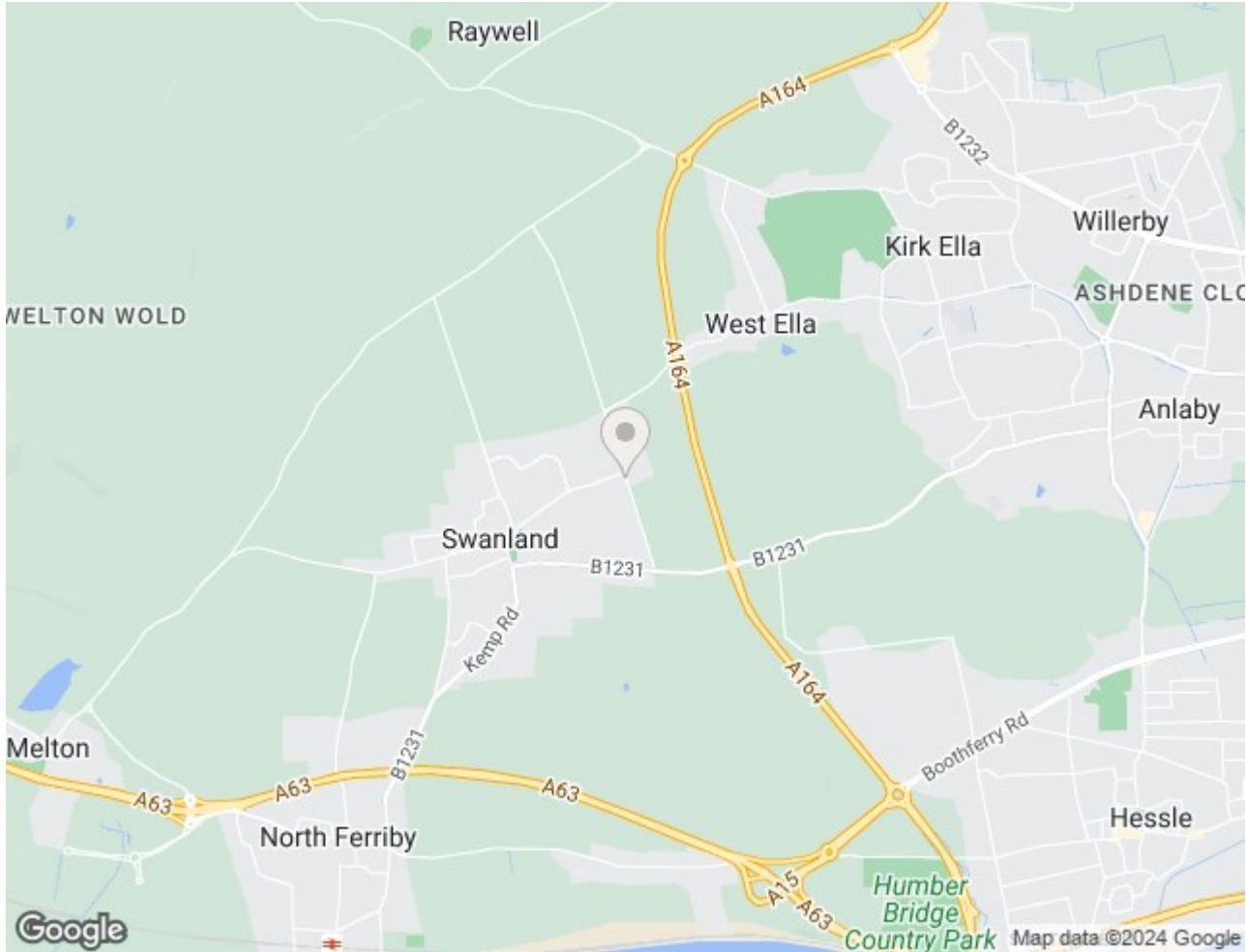
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

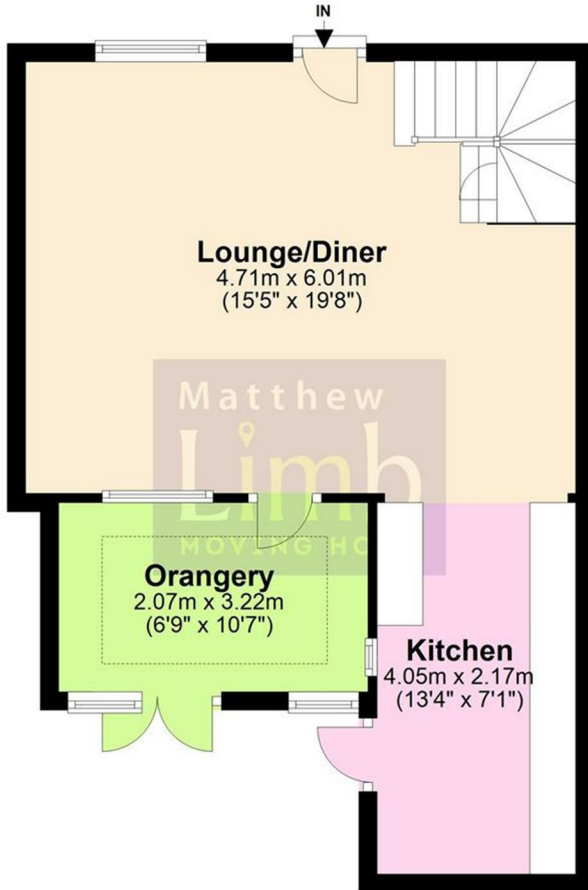
VALUATION SERVICE

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. 44.8 sq. metres (482.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

