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Matthew
Limb
MOVING HOME



9 Northfield, Swanland, East Yorkshire, HU14 3RG

- 📍 Superb Detached House
- 📍 Great Family Home
- 📍 Fabulous Living Kitchen
- 📍 Council Tax Band D

- 📍 Bi-Fold Doors
- 📍 Four Beds/Two Baths
- 📍 Must Be Viewed
- 📍 Freehold/EPC = D

£439,950

INTRODUCTION

This superb detached house is a great family home having undergone a transformation by the current owners. A particular feature is the fabulous open plan extended living kitchen with bi-fold doors out to the garden and a kitchen that includes a grand island. The lounge also has bi-fold doors out to the garden and there is a very useful study/playroom, utility room and cloaks/WC. Upon the first floor are four bedrooms, the main of which has the benefit of an en-suite shower room. The house bathroom features a spa bath. Gardens extend to front and rear of the house together with an extensive paved patio area. A substantial gate extends across the driveway which in turn leads to the single garage. In all a beautiful contemporarily presented home of which early viewing is strongly recommended.



LOCATION

The property is situated along Northfield, close to its junction with Dale Road 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

An impressive contemporary powder coated entrance door with glass panels to side allows access to the entrance hall.

ENTRANCE HALL

With stairs to first floor off.



WC

With low level WC and wash hand basin. Tiled surround, tiling to the floor, heated towel rail.

LOUNGE

17'7" x 11'8" approx (5.36m x 3.56m approx)
With large window to front and bi-fold doors opening out to the rear patio.



STUDY/PLAYROOM

11'9" x 7'5" approx (3.58m x 2.26m approx)
Window to front.



LIVING KITCHEN

19'3" x 18' max approx (5.87m x 5.49m max approx)
This superb space incorporates an extension to the rear which has a sloping roof with inset Velux windows. There are contemporary slit windows to one side and bi-fold doors open out to the rear garden. The kitchen has a stunning range of handleless fitted units with quartz work surfaces and a matching grand island with feature pendant lights above. There is an under-counter sink with mixer tap, twin ovens, five ring induction hob with designer hood above, 2 x wine chillers, dishwasher, freezer and larder fridge.



KITCHEN AREA



LIVING AREA



UTILITY ROOM



FIRST FLOOR

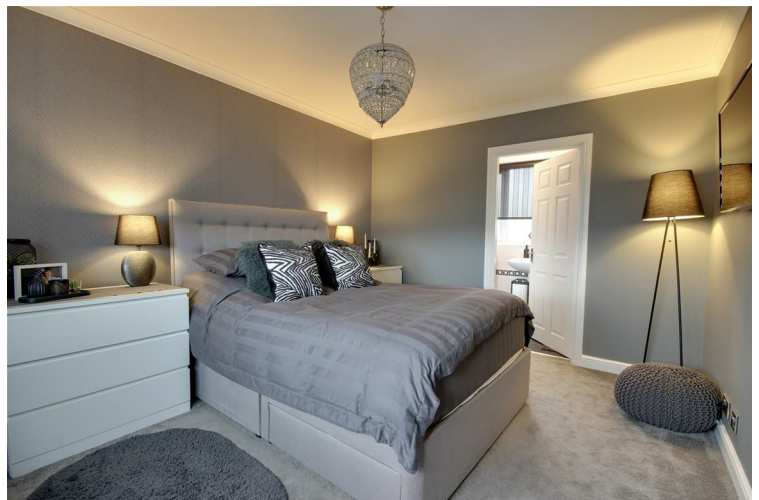
LANDING

With window to front elevation.



BEDROOM 1

13'3" x 10'7" approx (4.04m x 3.23m approx)
Window to front elevation.. Wall mounted TV point.



EN-SUITE SHOWER ROOM

With suite comprising concealed flush WC, wash hand basin, shower enclosure, tiling to the walls and heated towel rail.



BEDROOM 2

11'7" x 9'10" approx (3.53m x 3.00m approx)
Window to rear elevation.



BEDROOM 3

11'9" x 7'7" approx (3.58m x 2.31m approx)
Window to front elevation.



BEDROOM 4

9'9" x 8'10" approx (2.97m x 2.69m approx)
Currently fitted and utilised as a dressing room. Window to rear elevation.



BATHROOM

With white suite comprising low level WC, wash hand basin and spa bath. Tiling to the walls and floor. Heated towel rail.



OUTSIDE

A lawned garden extends to the front with laurel hedging to the perimeter. A block set driveway leads through a substantial swing gate which provides privacy and security. The driveway leads onwards to the single garage. Directly to the rear of the house extends a contemporary paved patio with lawn beyond.



GARAGE



REAR VIEW



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

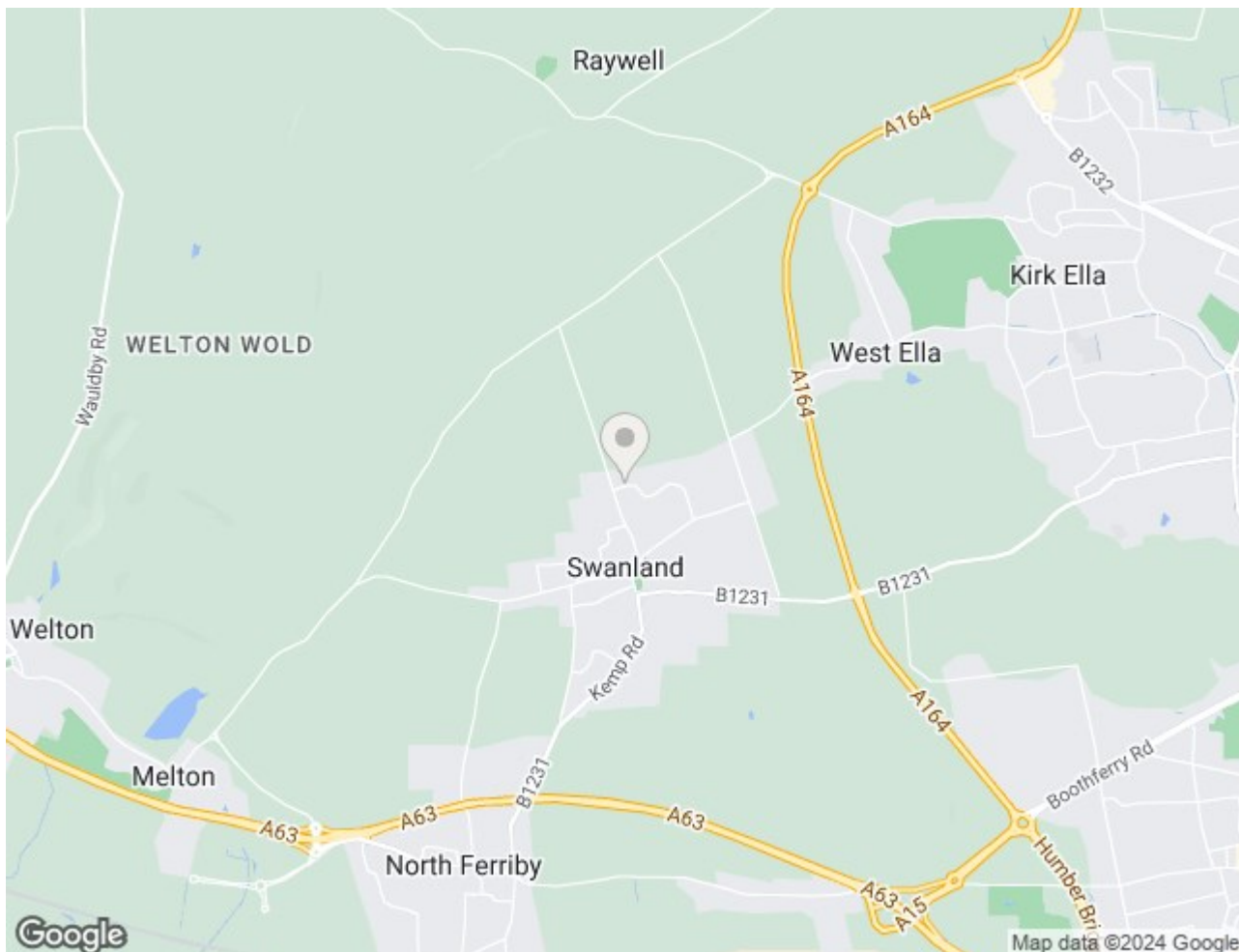
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

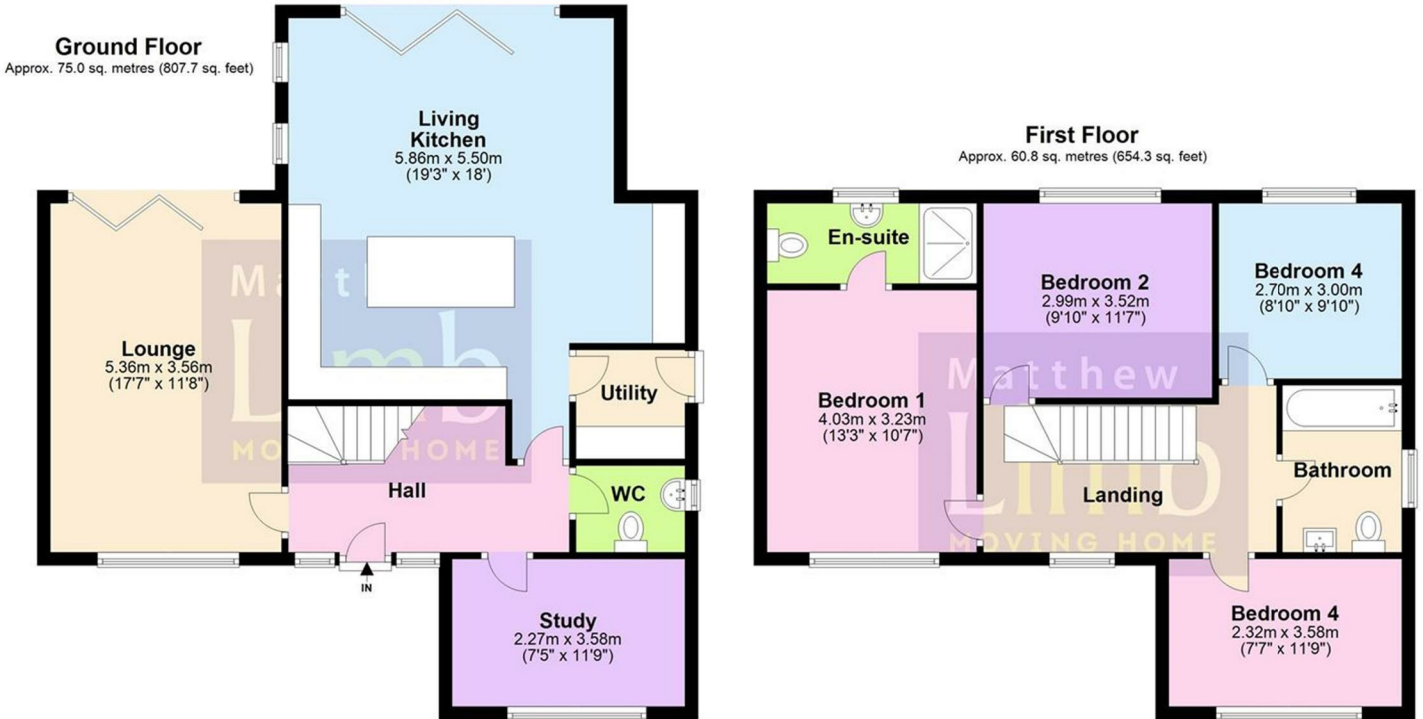
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 135.8 sq. metres (1462.0 sq. feet)

