



*48 Mill Road, Swanland, East Yorkshire, HU14 3PL*

- 📍 Traditional Semi-Detached
- 📍 Four Beds/Three Baths
- 📍 Stunning Kitchen
- 📍 Council Tax Band = D
- 📍 Three Reception Rooms
- 📍 Superb Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£425,000**

## INTRODUCTION

Situated close to the centre of this sought after village and within easy distance of the outstanding village primary school is this traditional bay fronted semi-detached house offering beautifully appointed accommodation with a superb rear garden. A particular feature is the stunning and well equipped contemporary kitchen with Corian worksurfaces which is open plan through to the dining/day room. There is a spacious entrance hallway with engineered oak flooring, lounge with log burner and attractive bay window, ground floor wet room with separate W.C., plus there is a large conservatory with doors opening out to the garden. Upon the first floor are four good sized bedrooms, en-suite shower room plus a stunning family bathroom with free standing bath.

A gravelled driveway extends to the front providing excellent off street parking and leading onwards to the garage. The large rear garden offers many areas of interest including a wild flower garden and vegetable patch to the rear. There is a patio area with lawn and attractive borders beyond plus a 2 room powered and insulated garden cabin offering a variety of uses.

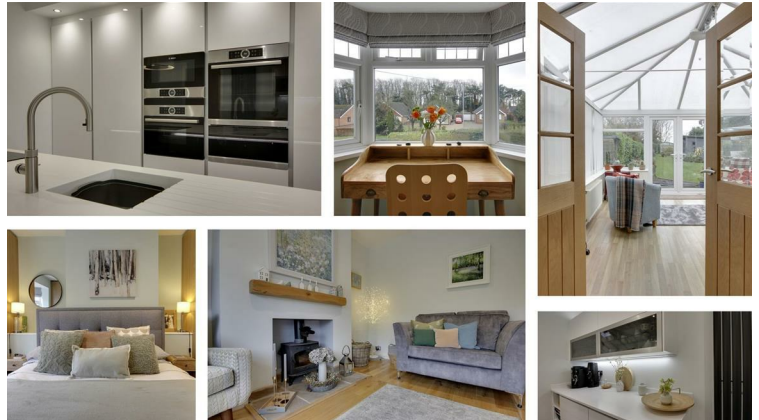
All in all, one not to be missed.

## LOCATION

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.

## INTRODUCTION

Composite residential entrance door to:





### *ENTRANCE HALLWAY*

With solid oak flooring and staircase leading to the first floor.



### *CLOAKS/W.C.*

With low flush W.C., wash hand basin and extractor fan.

### *WET ROOM*

Being fully tiled with shower, vanity unit with wash hand basin, heated towel rail and window to side.



## LOUNGE

12'9" x 11'4" approx (3.89m x 3.45m approx)

With log burner stove upon a solid sandstone hearth. Attractive bay window to the front and engineered oak flooring.



## KITCHEN

12'9" x 12'6" approx (3.89m x 3.81m approx)

Stunning space with contemporary units, Corian worksurfaces and an inset sink with Quooker combi instant hot water tap and tank. There is a Neff induction hob with feature contemporary designer AEG cooker hood above, Bosch oven, integrated grill, warming drawer, combination microwave oven and grill and steam oven. There is a Bosch larder fridge and freezer plus a Neff dishwasher. The extensive range of fitted units includes two larder units and deep drawers. The kitchen is open plan through to the dining/day room.



### *DINING / DAY ROOM*

16'6" x 13'5" approx (5.03m x 4.09m approx)  
With vaulted ceiling, windows to side and rear plus French doors opening through to the conservatory.



### *UTILITY*

With plumbing for a washing machine and space for tumble dryer. External access door to side. There is also a full height storage unit.

### *CONSERVATORY*

11'7" x 13'9" (narrowing to 11'9") approx (3.53m x 4.19m (narrowing to 3.58m) approx)  
With French doors opening out to the rear garden.





*FIRST FLOOR*

*LANDING*

With light tunnel providing natural light.

*BEDROOM 1*

11'5" x 11'2" approx (3.48m x 3.40m approx)  
Measurements up to fitted wardrobes. Bay window to front.



## *BEDROOM 2*

13'4" x 7'11" approx (4.06m x 2.41m approx)  
With window to rear.



## *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



### BEDROOM 3

12'6" x 11'3" approx (3.81m x 3.43m approx)  
Window to rear.



### BEDROOM 4

9'8" x 7'5" approx (2.95m x 2.26m approx)  
Window to rear.





## BATHROOM

With luxurious suite comprising a free standing bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Heated towel rail, full height tiled walls and waterproof LVT click vinyl flooring, window to front. Combined light and extractor fan.



## OUTSIDE

A gravelled driveway extends to the front providing excellent off street parking and leading onwards to the garage. The large rear garden offers many areas of interest including power and light, plumbing for hot and cold water and 2 taps outside. There is also a wild flower garden and vegetable patch to the rear. There is a patio area with lawn and attractive borders beyond plus a garden office offering a variety of uses.



*GARDEN OFFICE*



*REAR VIEW*





*WILD GARDEN & VEGETABLE GARDEN*



*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. 78.8 sq. metres (848.7 sq. feet)



**First Floor**

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 134.9 sq. metres (1451.8 sq. feet)

