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Matthew
Limb
MOVING HOME



108 Northfield, Swanland, East Yorkshire, HU14 3RB

- 📍 Detached Bungalow
- 📍 Requires Modernisation
- 📍 Spacious Accommodation
- 📍 Council Tax Band = D
- 📍 Double garage
- 📍 Gardens To Front & Rear
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£299,950

INTRODUCTION

This detached bungalow is offered for sale with no onward chain and offers spacious accommodation complemented by gardens to the front and rear and a side drive to the double garage. The accommodation is depicted on the attached floorplan and comprises an entrance hall with cloak cupboard, kitchen, lounge/diner, three good sized bedrooms and a shower room. The property has the benefit of gas central heating via a boiler installed in December 2023, uPVC double glazing and would benefit from modernisation.

A lawned garden extends to the front and a side drive provides off street parking and leads on wards to the detached double garage. The rear garden enjoys a south westerly aspect and is mainly lawned with a patio area.

LOCATION

Northfield runs off Main Street 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

Residential entrance door to:

ENTRANCE HALLWAY

With coat cupboard and airing cupboard housing the cylinder and newly fitted gas central heating boiler (installed December 2023).

KITCHEN

12'3" x 8'8" approx (3.73m x 2.64m approx)

With fitted units, laminate worksurfaces, sink and drainer, double oven and four ring hob. Window to front and external access door to the driveway.



LOUNGE/DINER

20'10" x 15'8" approx (measurements to extremes) (6.35m x 4.78m approx (measurements to extremes))
With feature fireplace, windows and door to the rear garden.



BEDROOM 1

12'6" x 10'5" approx (3.81m x 3.18m approx)
Window to rear.



BEDROOM 2

10'10" x 9'7" approx (3.30m x 2.92m approx)
Window to front.



BEDROOM 3

10'10" x 6'10" approx (3.30m x 2.08m approx)
Window to front.



SHOWER ROOM

With suite comprising a shower enclosure, vanity units with inset wash hand basin and low flush W.C. Tiled walls and window to side.



OUTSIDE

A lawned garden extends to the front and a side drive provides off street parking and leads on wards to the detached double garage. The rear garden enjoys a south westerly aspect and is mainly lawned with a patio area.



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

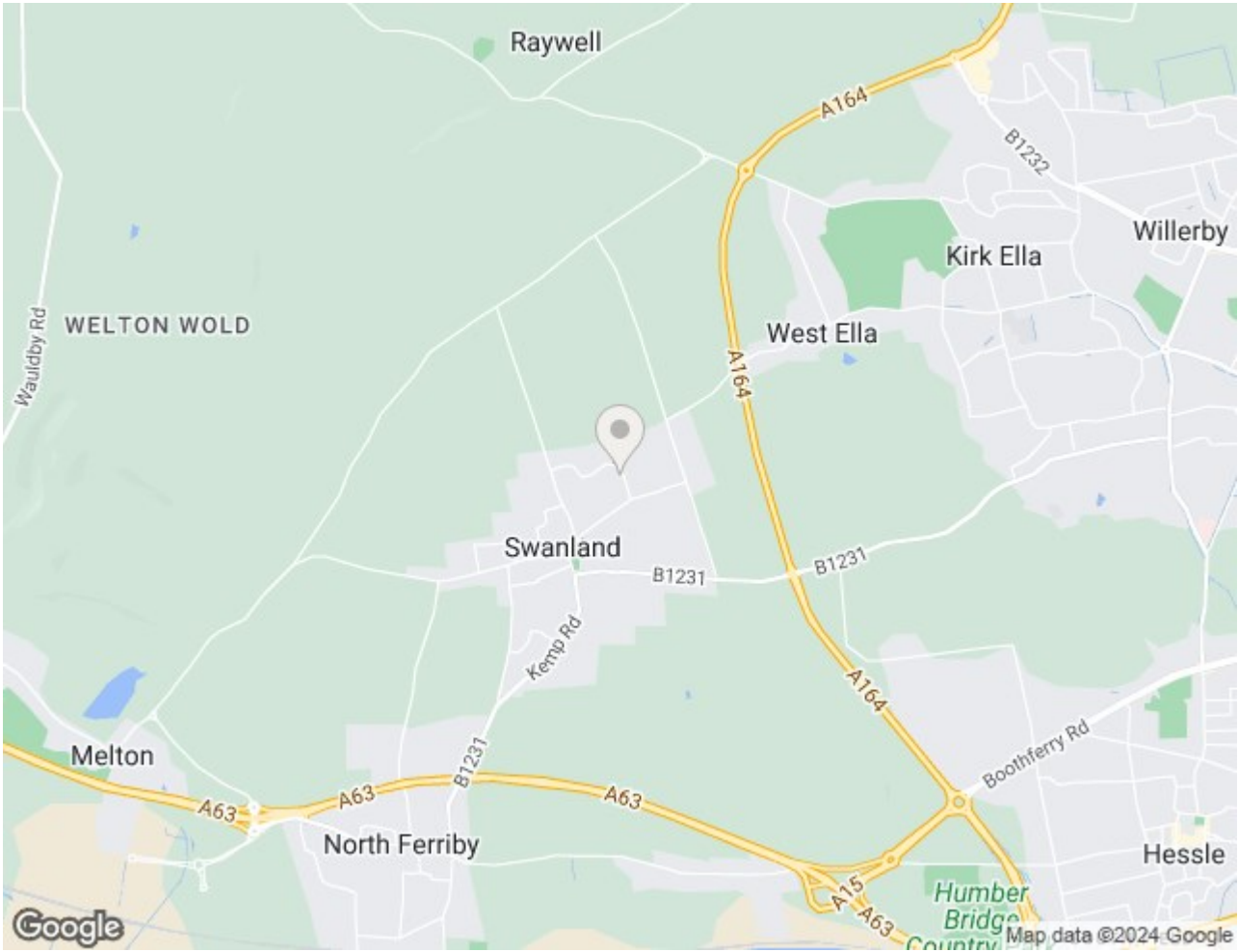
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

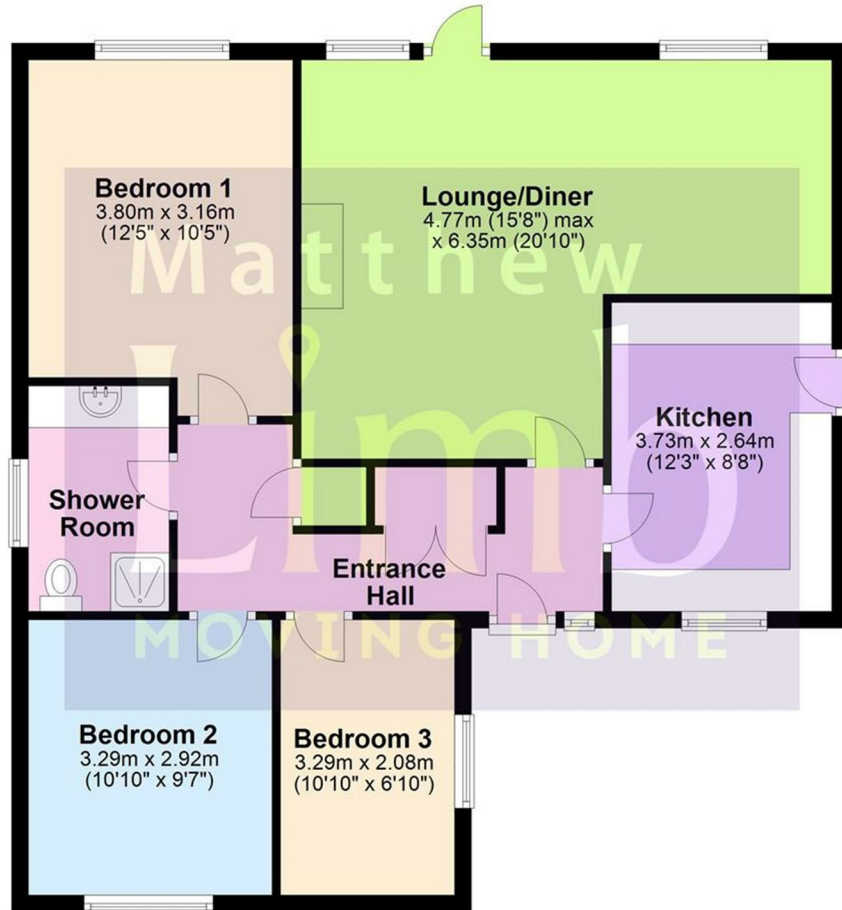
VALUATION SERVICE

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.



Ground Floor

Approx. 80.8 sq. metres (869.4 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

