



*Audsley House, 56 West End, Swanland, East Yorkshire, HU14 3PE*

- 📍 Individual Detached House
- 📍 High Specification
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band = G
- 📍 Contemporary Fittings
- 📍 Driveway & Double Garage
- 📍 Desirable Village Location
- 📍 Freehold / EPC = C

**£595,000**

## INTRODUCTION

Situated within the much sought after village of Swanland is this impressive detached house built to an individual design offering generously proportioned accommodation over three floors. Finished to a high specification including underfloor heating throughout and contemporary fittings, viewing is strongly recommended to appreciate the size and quality on offer. The property is accessed via automated gates which open to a block set driveway which provides ample parking and leads up to the double garage with two automated doors and onto the property itself. There is a spacious and welcoming entrance hall with cloaks/WC, lounge and dining room plus a well equipped contemporary kitchen with utility room situated off. Upon the first floor is the main bedroom with walk in wardrobe and ensuite shower room, two further double bedrooms, one of which is ensuite and a luxurious family bathroom. A staircase leads up to the second floor and the large fourth bedroom.

The property occupies a corner plot with gardens extending to two sides intersected by a zigzag path. The garden is ideal for those looking for ease of maintenance. A children's park is situated nearby off West Leys Road.

## 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 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 staircase leading to the first floor and large understairs storage cupboard.



### *CLOAKS/WC*

With concealed flush WC, contemporary wash stand with ceramic bowl and feature wall mounted taps. Tiled floor, window to front.



### *LOUNGE*

16'3" x 14'3" approx (4.95m x 4.34m approx)  
With feature wall mounted fire, bay window to front.



## DINING ROOM

17'6" x 12'5" approx (5.33m x 3.78m approx)  
With feature wall mounted fire, window to front.



## *DINING KITCHEN*

18'8" x 14'11" approx (5.69m x 4.55m approx)

With contemporary fittings including cream high gloss units, central island with Franke sink and feature shower style tap, integrated appliances including a fridge/freezer, dishwasher, double oven and five ring gas hob with hood above. Tiled floor, inset spotlights and windows to front.





### *UTILITY*

With fitted units, sink and drainer, cylinder cupboard, tiled floor and external access door.

### *FIRST FLOOR*

### *LANDING*

With attractive corner window and window seat. Staircase leading up to the second floor.

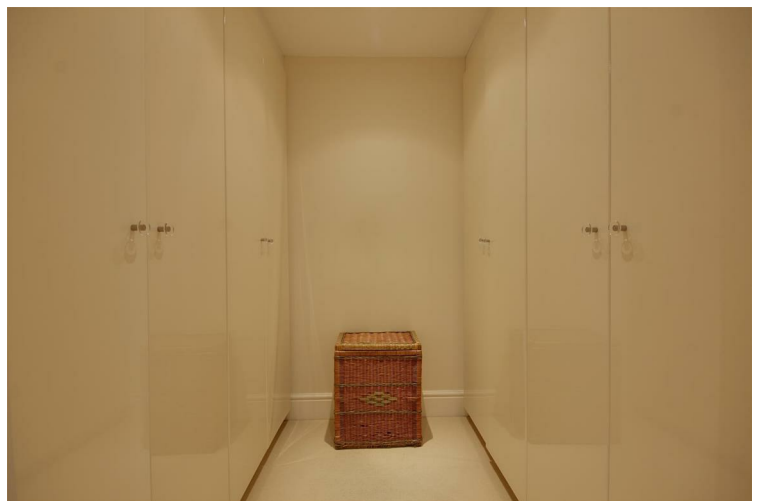
*BEDROOM 1*

16'8" x 15'1" approx (5.08m x 4.60m approx)  
Window to front elevation.



*WALK IN WARDROBE*

With fitted wardrobes.



### *ENSUITE SHOWER ROOM*

With suite comprising a shower enclosure, contemporary wash stand with ceramic bowl and a concealed flush WC. Inset spotlights, tiled floor and window to front.



### *BEDROOM 2*

12'5" x 12'9" approx (3.78m x 3.89m approx)  
Window to side elevation.



### *ENSUITE SHOWER ROOM*

With suite comprising a shower enclosure, contemporary wash stand with ceramic bowl and a concealed flush WC. Inset spotlights and tiled floor.





### *BEDROOM 3*

14'3" x 14'3" approx (4.34m x 4.34m approx)  
With fitted wardrobes and window to side.



### *BATHROOM*

With luxurious suite comprising an oval bath, shower enclosure, feature wash stand with ceramic bowl, concealed flush WC, tiled floor, inset spotlights and window to front.



### *SECOND FLOOR*

#### *BEDROOM 4*

22'1" x 15'5" approx (6.73m x 4.70m approx)  
Velux windows to front.



## OUTSIDE

The property occupies a corner plot and is accessed via automated gates which open to a block set driveway which provides ample parking and leads up to the double garage with two automated doors. Enclosed lawned gardens extend to two sides intersected by a zigzag path.



## DRIVEWAY



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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*

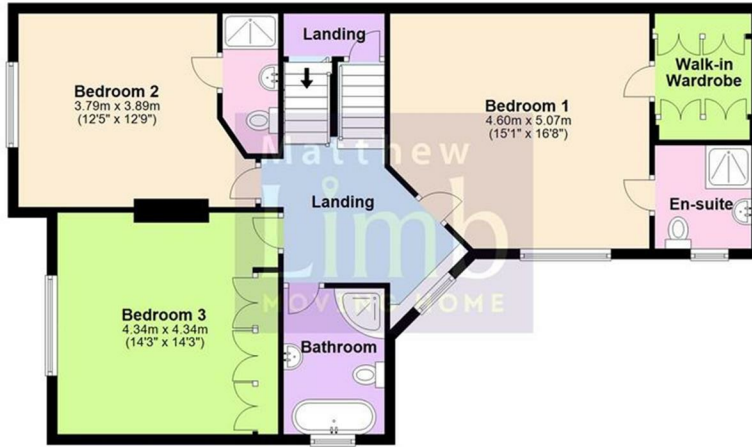
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

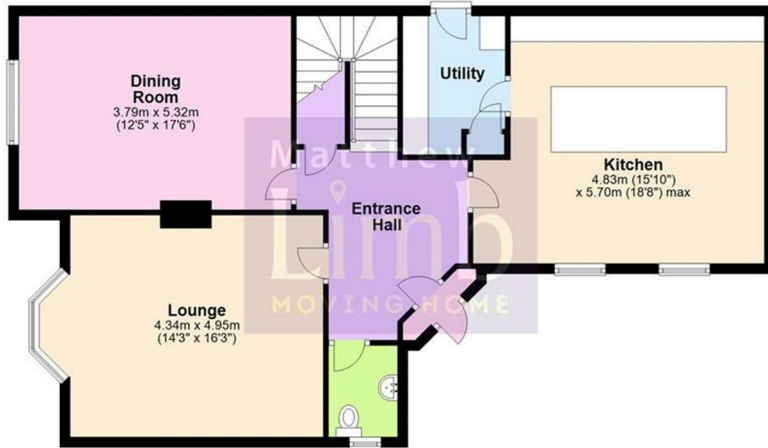
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**First Floor**  
Approx. 90.0 sq. metres (968.6 sq. feet)



**Ground Floor**  
Approx. 92.9 sq. metres (1000.1 sq. feet)



**Second Floor**  
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 216.9 sq. metres (2334.5 sq. feet)

