

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



43 Wauldby View, Swanland, East Yorkshire, HU14 3RE

- 📍 Detached Bungalow
- 📍 Dining Kitchen
- 📍 Modern Fittings
- 📍 Extensive Driveway & Garage
- 📍 Three Fitted Bedrooms
- 📍 Cul-de-Sac Position
- 📍 Council Tax Band = D
- 📍 Freehold / EPC = C

£315,000

INTRODUCTION

Situated within a quiet cul-de-sac within this most desirable village is this lovely detached bungalow with modern fittings, complemented by an extensive driveway and garage. The immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge with feature wall mounted fire, dining kitchen with modern fittings, three bedrooms all having fitted wardrobes plus there is a bathroom with shower facility.

The property stands in a good sized plot with an extensive driveway extending to the front and side and leading onwards to the large detached, single garage with power and light supply and a remote controlled up and over entry door. The lovely rear garden is mainly lawned with patio area, garden shed and summerhouse.

LOCATION

Wauldby View is a quiet cul-de-sac situated off Northfield which runs between Dale Road and Main Street, 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 loft access hatch to partially boarded loft.

LOUNGE

13'7" x 12'7" approx (4.14m x 3.84m approx)

With wall mounted feature fire, bow window to front.



DINING KITCHEN

22'8" x 8'10" approx (6.91m x 2.69m approx)

Fitted with a range of contemporary base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap and tiled splashbacks. There is a range style cooker, integrated fridge, plumbing for a washing machine and space for tumble dryer. Under unit lighting, filter hood and external access door to side.



DINING AREA

Window to front.



BEDROOM 1

13'3" x 8'7" approx (4.04m x 2.62m approx)
Measurements up to fitted wardrobes with sliding doors. Window to rear.



BEDROOM 2

10'5" x 8'0" approx (3.18m x 2.44m approx)
With fitted wardrobe and window to side.



BEDROOM 3

10'4" x 7'9" approx (3.15m x 2.36m approx)
Measurements up to fitted wardrobe with sliding doors. Window to rear.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, fitted units with wash hand basin and low flush W.C., tiling to walls, windows to side.



OUTSIDE

The property stands in a good sized plot with an extensive driveway extending to the front and side and leading onwards to the large detached, single garage with power and light supply and a remote controlled up and over entry door. The lovely rear garden is mainly lawned with patio area, garden shed and summerhouse.



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

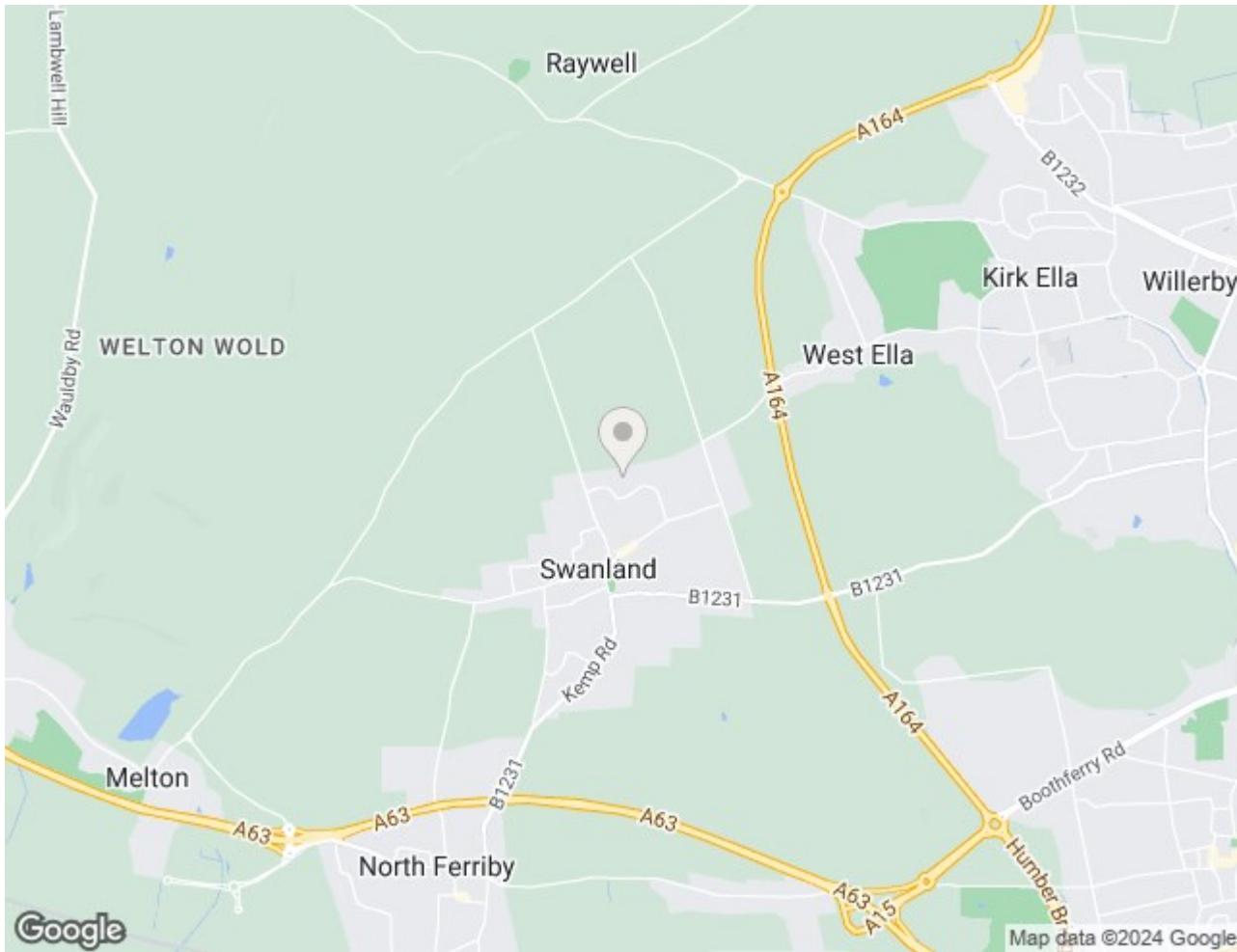
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 82.6 SQ. METRES (888.8 SQ. FEET)



TOTAL AREA: APPROX. 82.6 SQ. METRES (888.8 SQ. FEET)
43 WAULDBY VIEW, SWANLAND

