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**Limb**  
MOVING HOME



*Seven Firs, Kemp Road, Swanland, East Yorkshire, HU14 3LZ*

- 📍 Prime Location
- 📍 Individual Detached House
- 📍 Beautiful Grounds
- 📍 Council Tax Band = H
- 📍 Site of Approx. 0.7 acre
- 📍 Five Bedrooms
- 📍 Further Potential Available
- 📍 Freehold/EPC = D

**£945,000**



## INTRODUCTION

Seven Firs is an impressive traditional detached house standing in beautiful grounds with the overall site extending to around 0.7 acre, in one of the area's most desirable street scenes. Kemp Road is one of the region's most coveted location comprising many fine homes of distinction close to the picturesque village centre of Swanland. The property has been well maintained over the years and, whilst previously extended, does also afford further opportunity to extend/remodel given the size of the plot, subject to appropriate permissions. Currently the accommodation extends to over 2,500 square ft and is depicted on the attached floor plan. Features include a stunning entrance hallway looking through the rear conservatory and into the garden beyond. There is also a combination of four reception rooms and a modern fitted kitchen plus pantry and utility room. There are five bedrooms to the first floor, the master complete with an en-suite shower room. The accommodation has the benefit of gas fired central heating and majority double glazing.

The property is well set back from the road and accessed through pillars flanking a sweeping driveway which leads up to the front of the house and to one side providing access to the tandem length garage. The gardens are an absolute delight with a vista from the house across the extensive lawn which has a backdrop of mature borders and a number of fine specimen trees.



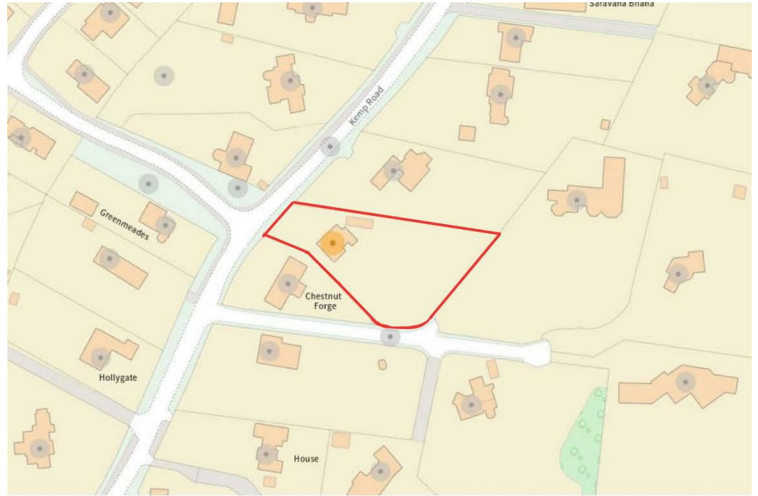
## LOCATION

Kemp Road is one of the area's most sought after addresses which lies within the picturesque and highly desirable village of Swanland.

The village has an attractive centre where a number of shops are to be found including a convenience store/post office, chemist and coffee house. There is also a public house which serves food, two churches and a number of recreational facilities such as a tennis and bowls club and playing fields.

The village also has a highly regarded primary school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Tranby, Hymers College and Pocklington.

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 approx 15 minutes driving distance at Brough which provides a regular service to London Kings Cross.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

An impressive hallway which provides a view through the inner hallway, rear conservatory and into the gardens beyond. The hallway has panelling to the walls and a plate rack.



## INNER HALLWAY

With staircase leading to the first floor off.



## CONSERVATORY

Looking out across the rear garden with a sliding door opening on to the terrace. Tiling to the floor.

## WC

With low level WC and wash hand basin.



## LOUNGE

21'5" x 13'3" approx (6.53m x 4.04m approx)

Accessed via a sliding door from the inner hallway. An expansive picture window provides a fabulous view across the rear gardens. There is also a cantilever style window to the side. A tiled hearth houses an open fire.



## DINING ROOM

13'8" x 14'6" approx (4.17m x 4.42m approx)  
Measurements into bay window to front elevation, plus two further windows to side.



## BREAKFAST ROOM

14'6" x 9'1" approx (4.42m x 2.77m approx)  
With bay window to the rear overlooking the garden.



## SITTING ROOM

19' x 10' approx (5.79m x 3.05m approx)  
With a large picture window providing a fabulous view across the gardens. External access door out to the terrace.





## *KITCHEN*

15'1" x 9'1" approx (4.60m x 2.77m approx)

Having a range of high gloss fronted base and wall mounted units with rolltop work surfaces. There is a one and a half sink and drainer with mixer tap, integrated Neff oven, combination microwave, five ring gas hob with extractor hood above, dishwasher and fridge. Tiled surround. Window to front elevation.

A useful walk-in shelved pantry is accessed from the corner of the kitchen.



## *SIDE LOBBY*

With external access to the side drive plus internal access to the boiler room and utility room.

## *UTILITY ROOM*

With fitted cupboards, 'Belfast' style sink, plumbing for automatic washing machine and space for dryer.

## *BOILER ROOM*

Housing a gas fired Valiant boiler.

## *FIRST FLOOR*

## *GALLERIED LANDING*



## BEDROOM 1

18' x 13'8" approx (5.49m x 4.17m approx)  
Extensively fitted with wardrobes, drawers and dressing table. A deep bay window provides a fabulous view across the rear garden.



## EN-SUITE SHOWER ROOM

With suite comprising shower area, fitted cabinet with wash hand basin, tiling to the walls and floor.



## BEDROOM 2

13'8" x 15' approx (4.17m x 4.57m approx)  
Measurements into bay window to front elevation. Two further windows to side, vanity wash hand basin.





### BEDROOM 3

9'2" x 14'10" approx (2.79m x 4.52m approx)  
Measurements into bay window to rear elevation providing views across the gardens.



### BEDROOM 4

15'5" x 10'0" approx (4.70m x 3.05m approx)  
With picture window overlooking to the rear garden, two further windows to side. Vanity wash hand basin. Access is provided through to the box room.



### BOX ROOM

A useful storage room with fitted cupboards.

## BEDROOM 5

8'0" x 9'3" approx (2.44m x 2.82m approx)  
Window to front elevation.



## BATHROOM

9' x 8'6" approx (2.74m x 2.59m approx)  
With suite comprising bath, shower cubicle, wash hand basin. Airing cupboard to corner.



## SEPARATE WC

With low level WC.



## OUTSIDE

Pillars flank the entrance to the driveway which is block set and sweeps in front of the house and to one side leading onwards to the tandem length garage. The house is well set back from the road and has a front lawn with mature borders providing much seclusion.

The delightful rear garden provides a beautiful vista featuring many specimen trees to the periphery. Directly to the rear of the house lies a paved patio with extensive lawn stretching out beyond. The borders are packed with shrubs and flora providing many areas of interest.





## *GARAGE*

37' x 11' approx (11.28m x 3.35m approx)

With access doors to both front and side elevations. The side door gives access to the patio.

## *POTTING SHED*

12' x 8'10" (3.66m x 2.69m)

Having power, light and water connected.

## *GREENHOUSE*

16' x 8' approx (4.88m x 2.44m approx)



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

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

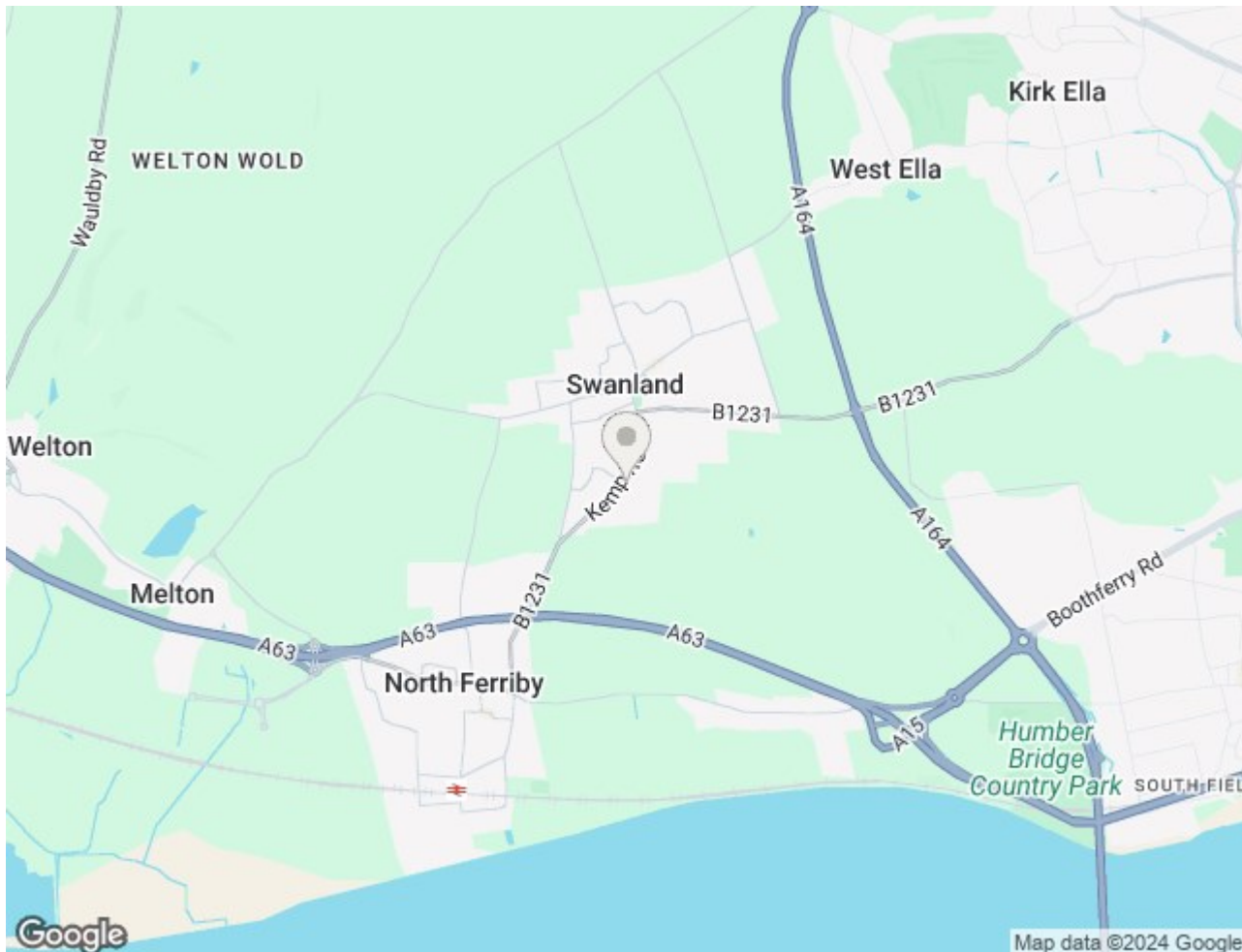
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

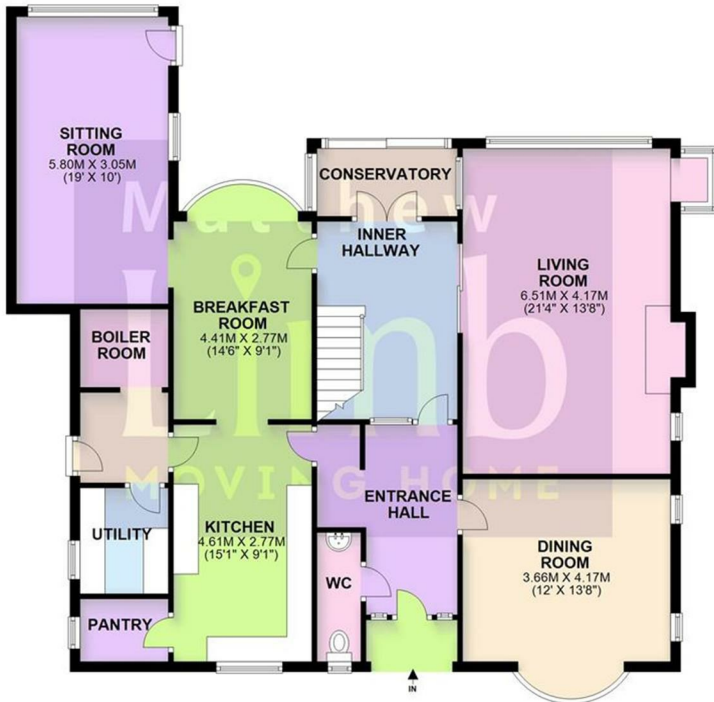
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### GROUND FLOOR

APPROX. 130.2 SQ. METRES (1401.4 SQ. FEET)



### FIRST FLOOR

APPROX. 106.9 SQ. METRES (1150.8 SQ. FEET)



TOTAL AREA: APPROX. 237.1 SQ. METRES (2552.3 SQ. FEET)  
SEVEN FIRS

