



11 St. Barnabas Drive, Swanland, East Yorkshire, HU14 3RL

- 📍 Impressive Detached House
- 📍 Versatile Layout
- 📍 Three Storey Accommodation
- 📍 Council Tax Band G
- 📍 Four Bedrooms
- 📍 Sought After Location
- 📍 Must Be Viewed
- 📍 Freehold/EPC =

Guide Price £550,000

INTRODUCTION

Offers invited between £550,000 - £570,000. Very deceptive from external appearance is this fabulous detached house which occupies a good sized plot within the highly regarded cul-de-sac setting of St. Barnabas Drive. Due to the topography of the site the accommodation is arranged over three floors and provides great flexibility with the lower ground floor ideal as further living space or a potential annex. Features also include a formal lounge, sitting room, dining room, study and a modern kitchen with integrated appliances plus utility room. There are four good bedrooms, en-suite bathroom and separate family bathroom situated upon the upper floor. Gas fired central heating and uPVC double glazing are installed. Outside the property enjoys a wide frontage to St. Barnabas Drive with an open plan lawn and a wide block set driveway leading to the double garage. The southerly facing garden is lawned complimented by well stocked borders and vegetable/fruit garden.



LOCATION

One of the region's most sought after locations, Swanland has an attractive centre where a number of local 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 together with a children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley School. A number of public schools are also available. The village has two churches, one being nearby, and there is a well regarded public house which serves food. 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 minutes driving distance away in Brough which provides inter-city connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

An attractive hallway with staircases that lead to both the first floor and lower ground floor levels.



CLOAKS/WC

With low level WC and wash hand basin. Tiled surround and floor.

LOUNGE

19'8" x 11'9" approx (5.99m x 3.58m approx)

With cantilever style window to front elevation and picture window to south elevation. The chimney breast houses a feature fire surround with marble hearth and backplate having a "living flame" gas fire. Double doors lead through to the dining room.



DINING ROOM

12'1" x 9'8" approx (3.68m x 2.95m approx)

With window to south elevation.



SITTING ROOM



STUDY

10'8" x 9'10" approx (3.25m x 3.00m approx)
Window to front elevation. Store cupboard to corner.



KITCHEN

13'5" x 8'9" approx (4.09m x 2.67m approx)
Having a range of high gloss fronted base and wall mounted units with work surfaces, ceramic one and a half sink and drainer and mixer tap. There is an integrated Neff double oven, five ring gas hob with filter hood above, dishwasher and fridge freezer. An archway leads through to the utility room.



UTILITY ROOM

With fitted units, ceramic sink and drainer, plumbing for automatic washing machine and space for a dryer. External access door to side.



LOWER GROUND FLOOR

SITTING/ENTERTAINING ROOM

21'2" x 13'6" approx (6.45m x 4.11m approx)
Window and patio doors to south opening out to the garden.

STORE ROOM

19'9" x 11'0" approx (6.02m x 3.35m approx)
A great storage area which also affords potential for conversion.

FIRST FLOOR

LANDING

Window to front elevation. Both a cylinder and linen cupboard are situated off.

BEDROOM 1

12'3" x 10'6" approx (3.73m x 3.20m approx)
With both built-in and fitted wardrobes complete with cupboards and drawers. Window to south elevation.



EN-SUITE SHOWER ROOM

With attractive suite comprising low level WC, bidet, pedestal wash hand basin, large walk-in shower area with both a rain head and hand held shower system, glazed partition. Tiling to the floor, heated towel rail.



BEDROOM 2

12' x 10'1" approx (3.66m x 3.07m approx)
Window to south elevation, wardrobes to one wall.



BEDROOM 3

12'8" x 10'5" approx (3.86m x 3.18m approx)
With fitted wardrobe and desk. Window to front elevation



BEDROOM 4

9'1" x 8'5" approx (2.77m x 2.57m approx)
Window to front elevation



BATHROOM

Modern suite comprising concealed flush WC, wash hand basin with drawers below, bath plus shower over, tiling to the walls and floor. Heated towel rail.



OUTSIDE

The property occupies a good sized plot having a wide frontage to the cul-de-sac of St. Barnabas Drive which is mainly laid to lawn. A block set driveway provides excellent parking facilities and access to the double garage. The south facing rear garden is predominantly lawned bounded by well stocked borders and a patio area. There is also a vegetable/fruit garden.





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 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

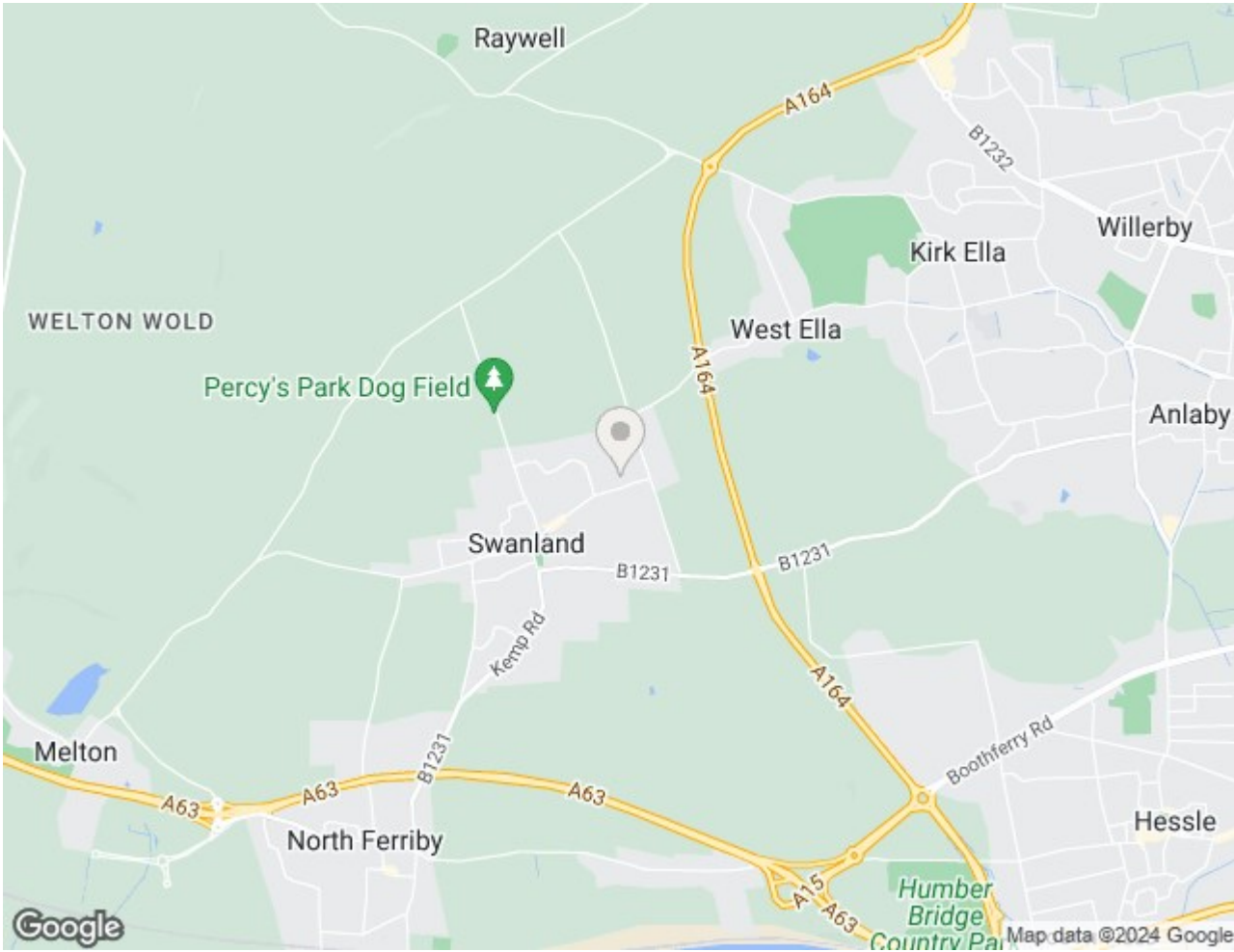
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

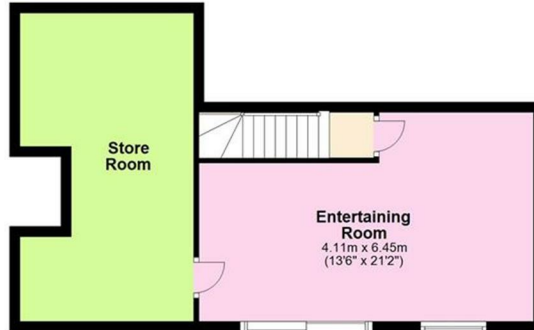
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

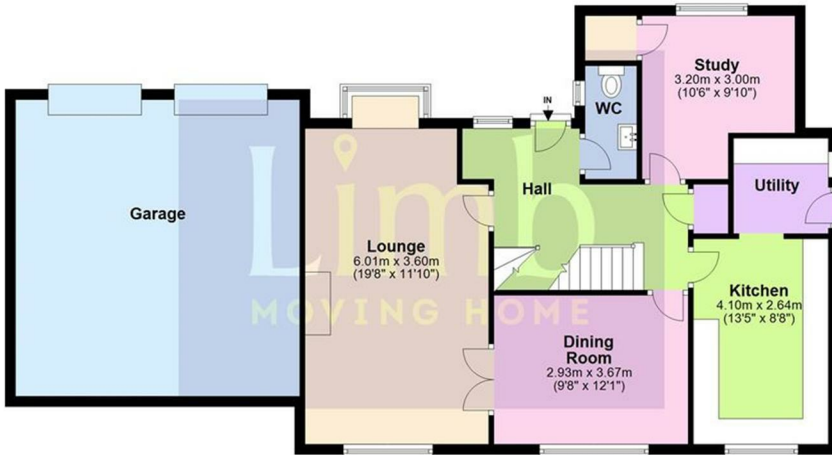
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Lower Ground Floor
Approx. 43.9 sq. metres (472.4 sq. feet)




Ground Floor
Approx. 107.0 sq. metres (1152.1 sq. feet)



First Floor
Approx. 71.7 sq. metres (772.0 sq. feet)



Total area: approx. 222.6 sq. metres (2396.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	