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Matthew
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MOVING HOME



9 Mill Rise, Swanland, East Yorkshire, HU14 3PN

- 📍 Beautifully Presented
- 📍 Semi-Detached House
- 📍 Open Plan Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Three Good Bedrooms
- 📍 Large Drive & Garage
- 📍 Desirable Location
- 📍 Freehold / EPC = D

£295,000

INTRODUCTION

Nestled within the desirable village of Swanland is this stunning semi-detached house. Boasting a beautifully presented interior with contemporary fittings, this home feels incredibly spacious with a welcoming entrance hall, large lounge plus an open plan dining kitchen to the rear with an array of built in appliances. Upon the first floor is a spacious landing plus three generously sized bedrooms and a modern bathroom. The property has the benefit of gas central heating and uPVC double glazing.

To the front of the property is an attractive lawned garden area with ornamental borders. There is an extensive block set driveway providing excellent parking and leading to the gates which gives access to the rear garden and garage. The lovely rear garden enjoys a patio with lawn beyond and raised planters.

LOCATION

Mill Rise runs off Mill Road 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 staircase leading to the first floor and window to side elevation.



LOUNGE

18'4" x 13'9" approx (5.59m x 4.19m approx)

Chimney breast with feature tiled hearth and oak mantel. Window to front elevation.



DINING KITCHEN

20'8" x 13'6" (maximum) approx (6.30m x 4.11m (maximum) approx)

Superb room situated to the rear of the property. The kitchen is fitted with a range of contemporary base and wall units, contrasting worksurfaces and breakfast bar peninsular. There is a sink and drainer plus a host of integrated appliances including an oven, four ring hob with filter above, fridge/freezer, dishwasher and washing machine.



KITCHEN AREA



DINING AREA



FIRST FLOOR

LANDING

Spacious area with window to side. There is ample space for a desk ideal for those working from home.



BEDROOM 1

12'10" x 11'8" approx (3.91m x 3.56m approx)
With built in wardrobe and cupboard to corner. Window to front.



BEDROOM 2

11'8" x 11'0" approx (3.56m x 3.35m approx)
Built in wardrobe and window to rear.



BEDROOM 3

8'5" x 8'5" approx (2.57m x 2.57m approx)
Window to front.



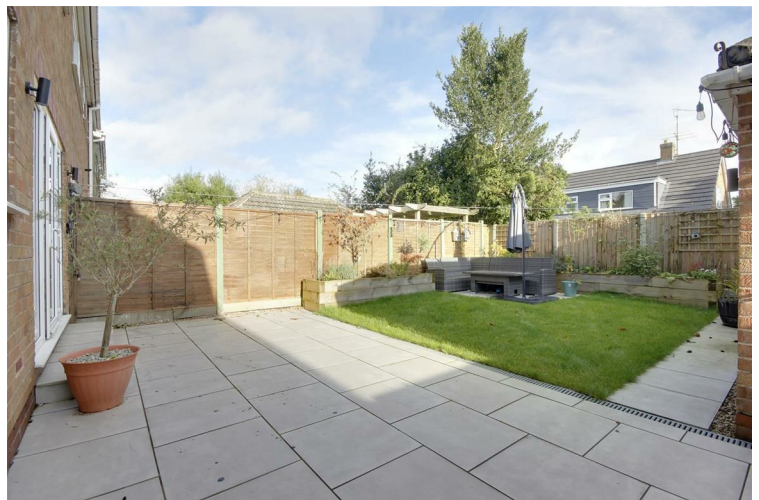
BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled surround and windows to rear. Loft access hatch.



OUTSIDE

The property occupies a lovely plot with a lawned garden extending to the front and a block paved driveway providing excellent parking and leading onwards to double gates which open to the rear garden and garage. There is a patio area directly to the rear with lawn and attractive raised planters.



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 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.

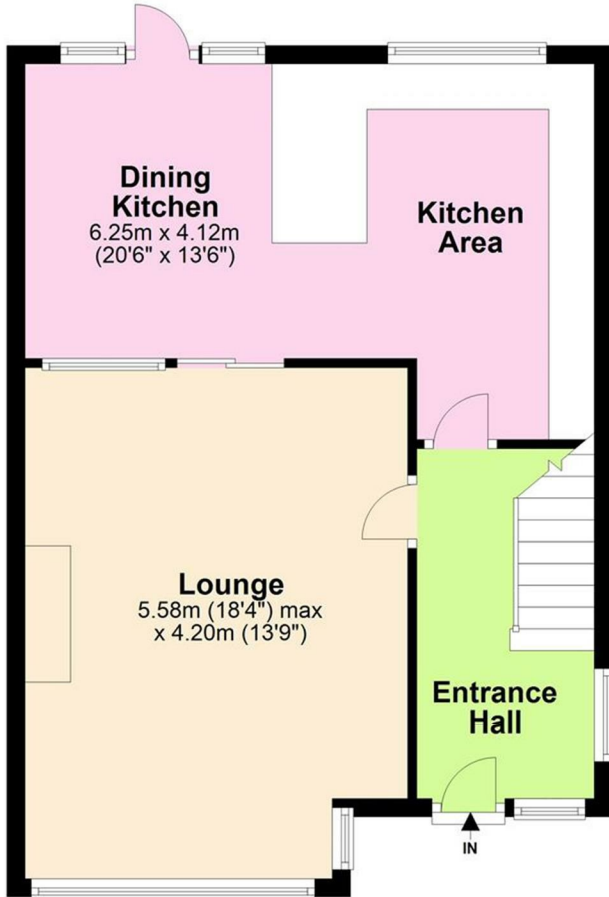
VALUATION SERVICE

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.



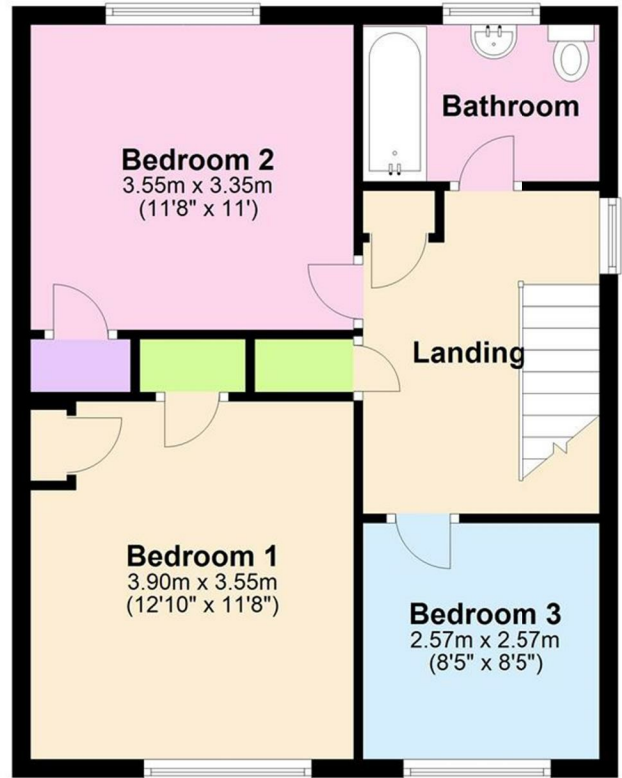
Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

