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**Limb**  
MOVING HOME



*81 Dale Road, Swanland, East Yorkshire, HU14 3QH*

- 📍 Detached Dormer Bungalow
- 📍 Three Bedrooms
- 📍 Significantly Extended
- 📍 Excellent Living Space
- 📍 Superb Corner Plot
- 📍 Delightful Gardens
- 📍 Council Tax Band D
- 📍 Freehold/EPC = C

**£425,000**

## INTRODUCTION

Standing in a lovely corner style plot with delightful gardens enjoying a sunny south and westerly aspect is this detached dormer style bungalow. The property has been significantly extended over the years to provide an excellent range of versatile accommodation with bedrooms to both ground and first floor levels. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hall, lounge, dining room, kitchen, attractive sun lounge overlooking the garden, study, utility room, cloaks/WC and a double bedroom complete with en-suite bath/shower room. Upon the first floor are two further double bedrooms served by a shower room. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. The property is well set back from the road and a block set driveway provides generous parking and access to the double garage which has an automated entry door. A lawned garden extends to the front and side of the house bounded by hedging and a wall. The rear garden enjoys a sunny south and westerly aspect and incorporates a shaped lawn, attractive borders and a composite decked patio directly to the rear of the sun room. There is also a large shed and greenhouse.



## LOCATION

Dale Road is a popular residential street located within the highly sought after village of Swanland. Swanland has an attractive centre where a number of shops can be found including a convenience store/post office and chemist. 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 providing intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off. Attractive wood flooring.

## LOUNGE

18' x 11'6" approx (5.49m x 3.51m approx)

With bow windows to both front and side elevations. A chimney breast houses an open fire. A wide opening leads through to the dining room.



## DINING ROOM

11'3" x 11'3" approx (3.43m x 3.43m approx)

With window to side elevation.



## KITCHEN

10'9" x 9' approx (3.28m x 2.74m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, integrated oven, microwave, hob, extractor hood, dishwasher and fridge freezer. Window overlooking the rear garden.



## SUN ROOM

17'2" x 11' approx (5.23m x 3.35m approx)

Overlooking the rear garden with double doors leading out to the composite decking.



## STUDY

11'2" x 9'6" approx (3.40m x 2.90m approx)

Measurements up to fitted wardrobes running to one wall. Attractive wood flooring.



## *BEDROOM 1*

11'10" x 10'7" approx (3.61m x 3.23m approx)  
With bow window to front elevation. Fitted wardrobes.



## *EN-SUITE BATH/SHOWER ROOM*

With suite comprising low level WC, wash hand basin, bath and separate shower cubicle. Tiling to the walls and heated towel rail.



## UTILITY ROOM

10'4" x 8'7" approx (3.15m x 2.62m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine, space for further appliance, wall mounted gas fired central heating boiler, tiled floor and external access door to rear. Internal door to inner lobby.



## BOOT ROOM

Providing internal access to the garage and access to the WC.

## WC

With low level WC.

## GARAGE

15'10" x 17' approx (4.83m x 5.18m approx)

With automated up and over entry door.

## FIRST FLOOR

## LANDING

## BEDROOM 2

12' x 10'3" approx (3.66m x 3.12m approx)  
Windows to the front and side elevations. Fitted wardrobing.



## BEDROOM 3

10'8" x 9'2" approx (3.25m x 2.79m approx)  
Window to front elevation. Fitted wardrobing.



## SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, tiled surround and tiled floor.



## OUTSIDE

The property is well set back from the road and a block set driveway provides generous parking and access to the garage which has an automated entry door. A lawned garden extends to the front bounded by a wall and hedging. The garden wraps around one side of the property. Directly to the rear of the sun room lies a composite decked patio with an ornamental garden extending beyond complete with shaped lawn and attractive borders. The garden enjoys a south and westerly aspect. There is a very useful large shed and greenhouse to one corner.





## SIDE GARDEN



## REAR VIEW



## FRONT GARDEN



## 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*

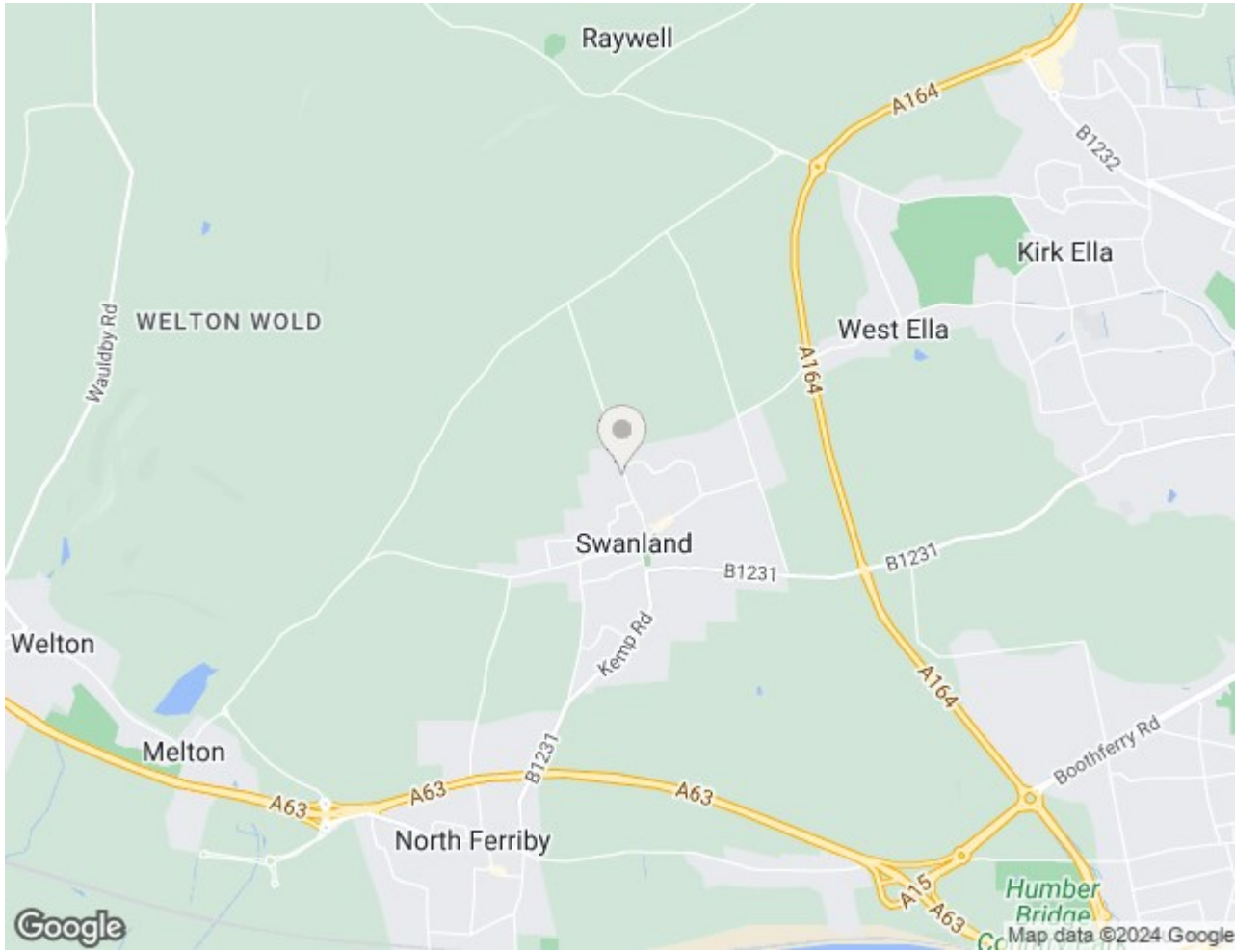
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

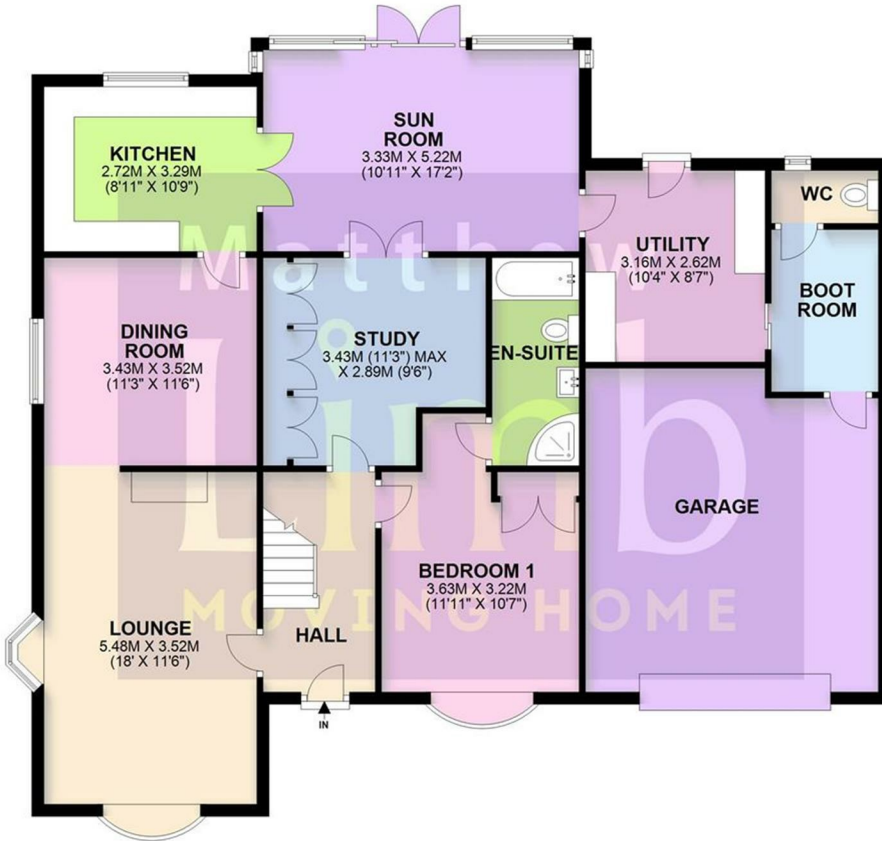
## *VALUATION SERVICE*

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.



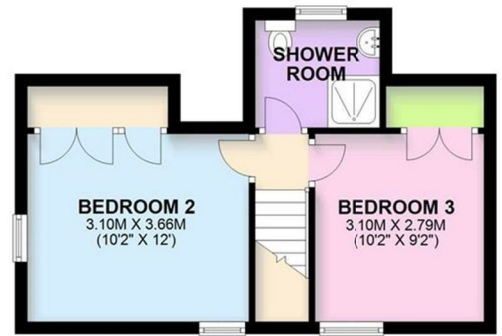
### GROUND FLOOR

APPROX. 140.9 SQ. METRES (1517.2 SQ. FEET)



### FIRST FLOOR

APPROX. 30.4 SQ. METRES (327.4 SQ. FEET)



TOTAL AREA: APPROX. 171.4 SQ. METRES (1844.6 SQ. FEET)  
81 DALE ROAD

