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Limb
MOVING HOME



45 Chantry Way East, Swanland, East Yorkshire, HU14 3QF

- 📍 Semi Detached House
- 📍 Extended Accommodation
- 📍 3/4 Good Bedrooms
- 📍 Council Tax Band = D
- 📍 Spacious Living Area
- 📍 Contemporary Garden
- 📍 West Facing Aspect
- 📍 Freehold/EPC =

£255,000

INTRODUCTION

This extended and spacious semi detached house provides versatile 3/4 bed roomed accommodation, ideal for a growing family. Chantry Way East is located close to the picturesque village centre and the highly regarded primary school, together with a number of local shops and amenities. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., dining and living area, fitted kitchen and a separate sitting room/bedroom 4. Upon the first floor are three good sized bedrooms served by a feature bathroom complete with bath and separate shower enclosure. The accommodation also benefits from gas fired central heating and uPVC framed double glazing. Outside an attractive garden extends to the front and a side drive leads to a single garage. The westerly facing rear garden has been landscaped in a contemporary style making it easy to maintain complete with artificial turf, paved and decked areas and raised planters.

LOCATION

The property is located on Chantry Way East which can be approached from either Dale Road or Queensbury Way. One of the region's most sought after locations, Swanland has an attractive centre where a number of 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 and children's playing field. The village also has a well reputed 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 stairs to first floor off, cupboards housing both a cloaks cupboard and a further cupboard housing the gas fired central heating boiler are situated off.

W.C.

With low level W.C. and wash hand basin.

LIVING AREA

21'11" x 10'11" approx (6.7m x 3.35m approx)

With sliding patio doors opening out to the rear garden. The chimney breast houses a feature fire surround with open fire.



DINING AREA

10'9" x 8'3" approx (3.3m x 2.52m approx)

Window to side elevation. This area is open plan in style through to the living space.



KITCHEN

15'10" x 9'10" approx (4.85m x 3m approx)
With fitted base and wall mounted units with roll top work surfaces.
There is a one and a half sink and drainer, integrated oven with four ring hob, filter hood above, plumbing for automatic washing machine.
Windows to front and side elevations and an external access door to the driveway.



SITTING ROOM/BED 4

13'1" x 10'11" approx (4m x 3.35m approx)
With bow window to front elevation.



FIRST FLOOR

LANDING

With large airing cupboard situated off. Access to the bordered loft via a pull down loft ladder.

BEDROOM 1

11'0" x 10'10" approx (3.37m x 3.32m approx)
Window to front elevation.



BEDROOM 2

10'8" x 9'2" approx (3.26m x 2.8m approx)
Up to face of fitted wardrobes running to one wall, window to rear elevation.



BEDROOM 3

11'3" x 6'6" approx (3.45m x 2m approx)
Over stairs cupboard and windows to both front and side elevations.



BATHROOM

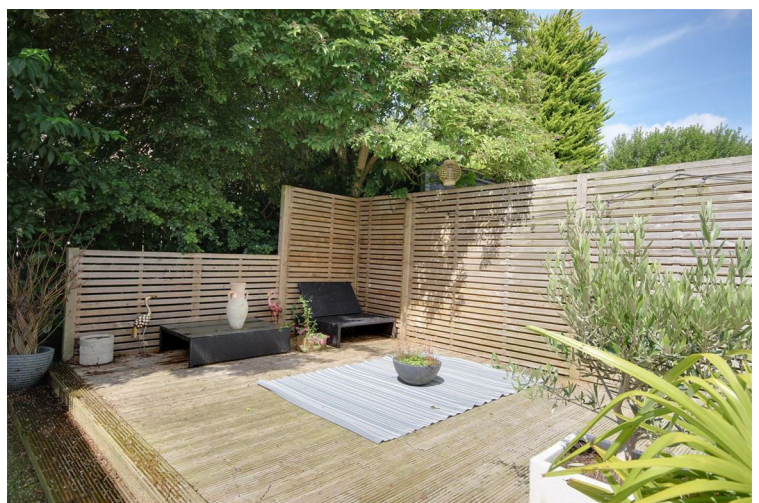
10'1" x 6'0" approx (3.09m x 1.83m approx)

Feature bathroom comprising a shower cubicle, bath with waterfall tap, concealed flush W.C. and wash and basin with cupboard below, tiled surround.



OUTSIDE

Outside an attractive garden extends to the front and a side drive leads to a single garage. The westerly facing rear garden has been landscaped in a contemporary style making it easy to maintain complete with artificial turf, paved and decked areas and raised planters.



REAR VIEW



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

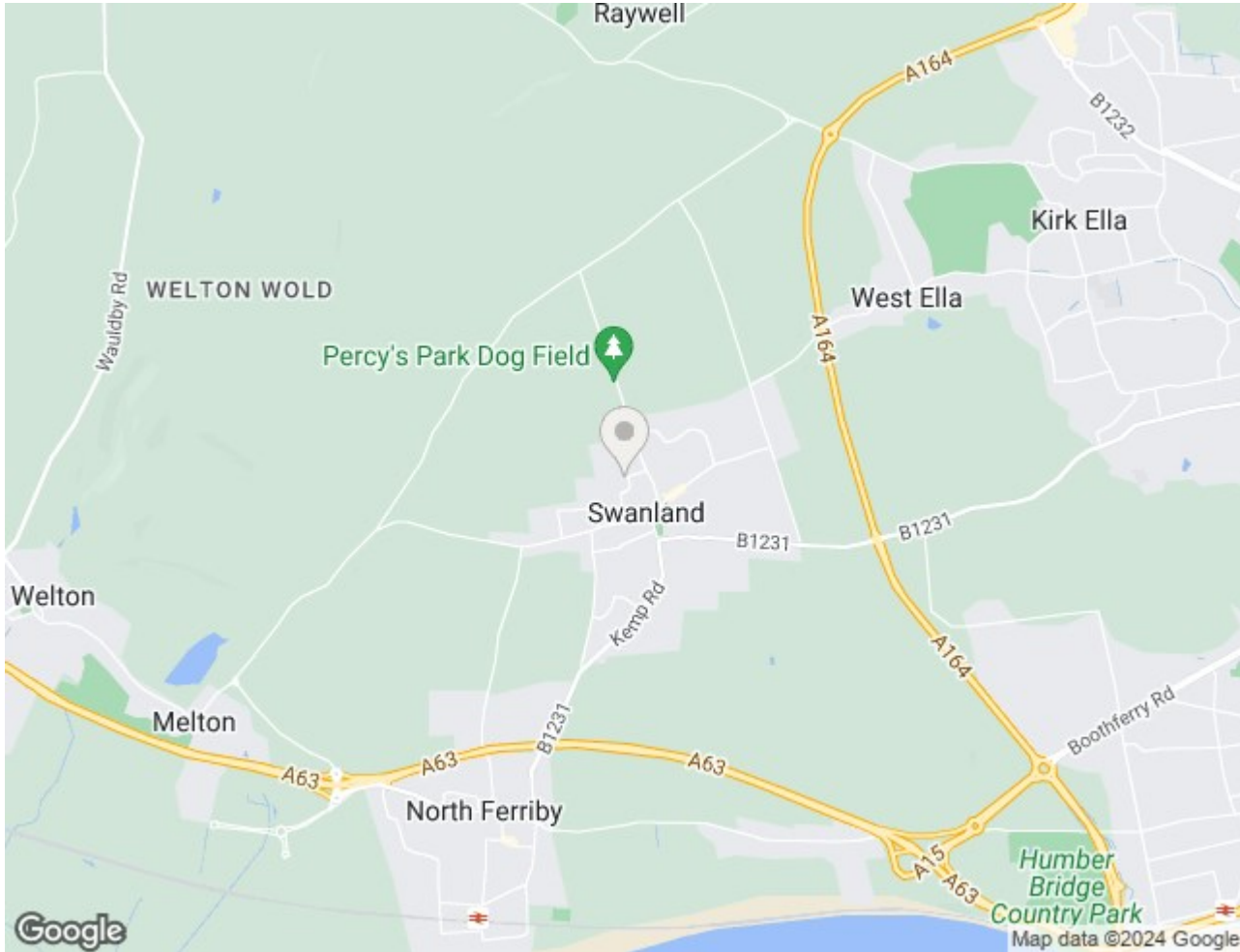
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 69.3 SQ. METRES (746.4 SQ. FEET)




FIRST FLOOR

APPROX. 42.8 SQ. METRES (460.4 SQ. FEET)



TOTAL AREA: APPROX. 112.1 SQ. METRES (1206.8 SQ. FEET)

45 CHANTRY WAY EAST

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

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