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**Limb**  
MOVING HOME



*35 West Wold, Swanland, East Yorkshire, HU14 3PT*

- 📍 Outstanding Detached House
- 📍 Lifestyle Property
- 📍 3 Beds/3 En-suites
- 📍 Council Tax Band = F
- 📍 ££££'s of Extras
- 📍 Fields to Rear
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = B

**£459,000**

## INTRODUCTION

This outstanding modern detached house stands in a sought after cul-de-sac and enjoys a lovely view to the rear across fields. Built in recent times to a high specification by Redrow Homes, the current owners have upgraded further with thousands of pounds of extras included. The property was available as a four bedroomed design however, the developer offered the Leamington house type as a "lifestyle" design providing 3 double bedrooms all with en-suite facilities, within the same sized footprint. The property is ideal for those seeking larger room proportions, high ceilings all being within a delightful residential setting. Features also include a formal lounge and the heart of the house is the open plan living kitchen with doors out to the west facing garden. There is also a utility room and cloaks/W.C.. Outside a generous driveway provides good parking and access to the single garage. The gardens have been landscaped and to the rear are enclosed being set out for ease of maintenance and an ideal place to relax or entertain in. A fabulous home of which early viewing is strongly recommended.



## LOCATION

The property is located at the far end of West Wold having only one neighbour travelling beyond. West Wold is a prestigious recent development by Redrow Homes which is situated, off West Leys Road. 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 first floor off. Store cupboard.

### CLOAKS/W.C.

An attractive suite with low level W.C. and wash hand basin, tiled surround.



## LOUNGE

12'0" x 18'0" approx (3.66m x 5.49m approx)  
Into bay window to front elevation. There is a feature marble fireplace housing an electric fire.



## LIVING KITCHEN

25'2" x 12'4" approx (7.67m x 3.76m approx)  
A superb open plan space being the heart of the house. There is ample area for chairs/settees/dining suite in addition to the kitchen. The kitchen itself has a range of shaker style units with quartz work surfaces. There is an undercounter one and a half sink and quality Siemens appliances including oven, combination microwave, four ring induction hob and extractor hood above. There is a dishwasher and fridge freezer. A ceramic tiled floor extends throughout. A window overlooks the garden and there are further windows with double doors opening out to the patio. To one wall, is a mock chimney breast housing a contemporary electric fire with TV indent above.



## LIVING AREA



## UTILITY ROOM

With matching units, quartz work surfaces, undercounter sink with mixer tap, plumbing for automatic washing machine and space for a dryer. External access door to side drive.

## FIRST FLOOR

## LANDING

## BEDROOM 1

11'10" x 13'6" approx (3.61m x 4.11m approx)  
Into bay window to front elevation.



## DRESSING ROOM

Flanked by fitted wardrobes having sliding doors.



## EN-SUITE BATH/SHOWER ROOM

A luxurious suite comprises a large "walk in" shower area, low level W.C., wash hand basin and panelled bath, tiled surround, tiling to the floor, heated towel rail and underfloor heating.



## BEDROOM 2

11'4" x 9'0" approx (3.45m x 2.74m approx)  
With fitted wardrobes having sliding doors, window to the rear with view across the garden and fields beyond.



## EN-SUITE SHOWER ROOM

With suite comprising large shower enclosure, wash hand basin, low level W.C., tiled surround, tiled floor, heated towel rail.



## BEDROOM 3

11'0" x 9'2" approx (3.35m x 2.79m approx)  
With window to rear overlooking the rear garden and fields beyond, fitted wardrobe with sliding doors.



## EN-SUITE SHOWER ROOM

With suite comprising shower enclosure, low level W.C., wash hand basin, tiled surround, tiled floor, heated towel rail.



*OUTSIDE*

An open plan garden extends to the front and a generous side drive provides good parking and access to the single garage. The rear garden has been attractively landscaped with lawn, a paved patio, path and centre point. There are raised planting beds and fencing to the perimeter. The garden enjoys a westerly facing aspect and borders fields beyond.



*REAR VIEW*



## 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 F. 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

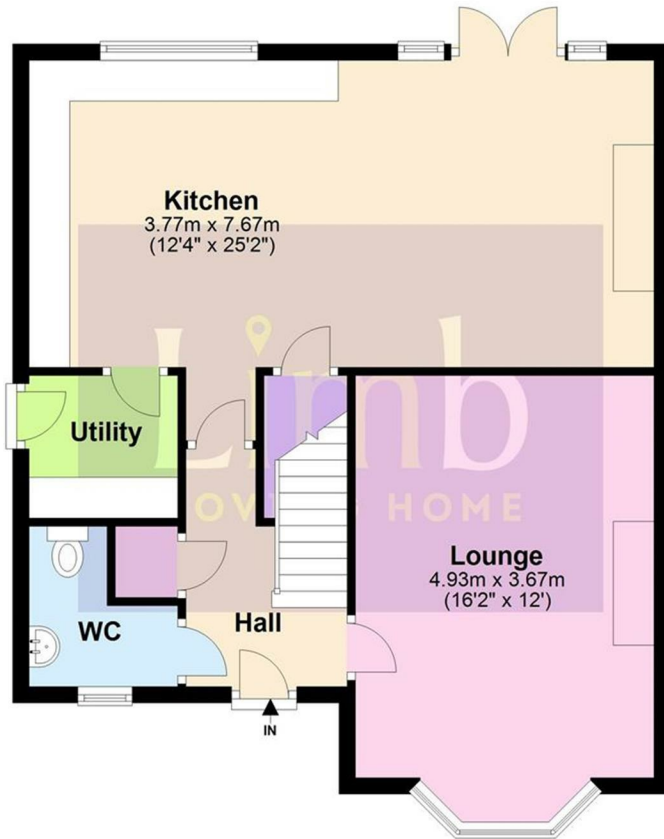


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



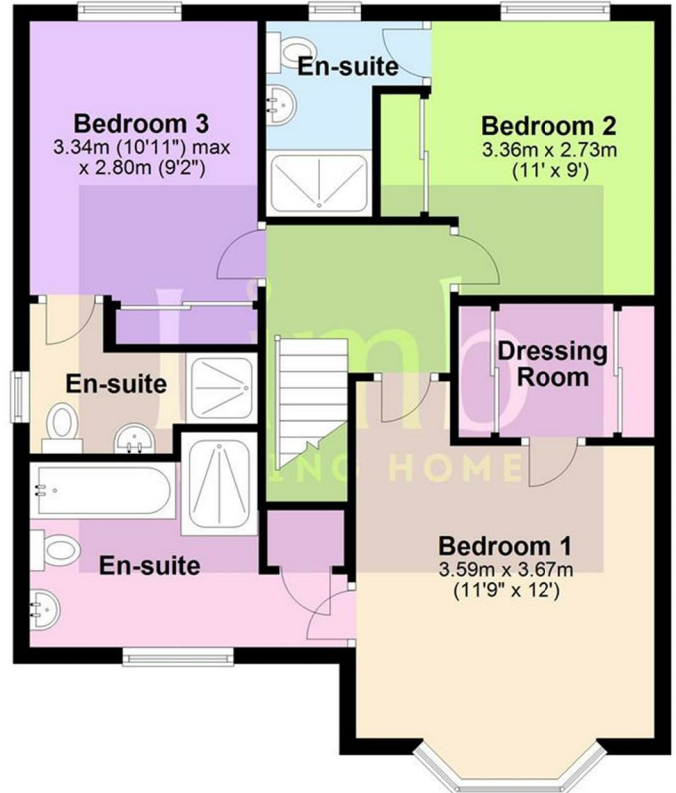
## Ground Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



## First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



Total area: approx. 126.6 sq. metres (1362.2 sq. feet)

