

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



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

- 📍 Superlative Property
- 📍 "Lifestyle" House
- 📍 Beautifully Appointed
- 📍 Council Tax Band = F

- 📍 £££'s of Extras Inc
- 📍 South Facing to Rear
- 📍 Must Be Viewed
- 📍 Freehold/EPC = B

**£449,950**

## INTRODUCTION

A superlative property, beautifully appointed and stylishly presented with a south facing aspect adjoining playing fields to the rear. Viewing is an absolute must of this amazing modern home which provides generous room sizes and high ceilings combined with a stand out specification. Built in recent times by Redrow Homes, the current owners have spent thousands of pounds on extras and upgrades which are now included. The "Leamington" house type was available with either a four or three bed roomed layout within the same footprint, the latter known as the "Leamington Lifestyle" provides three double bedrooms, all being en-suite. The heart of the house is the beautiful dining kitchen with an extensive range of stunning units, quality appliances and double doors opening out to the south facing landscaped garden. Other features include a utility room, cloaks/W.C. and a delightful separate lounge. Gas central heating to radiators and uPVC double glazing are installed together with a high insulation factor. Outside an open plan lawned garden extends to the front adjacent to which a side drive leads onwards to the single garage. The rear garden is attractively landscaped boasting a large paved terrace with inset uplighters, shaped lawn and raised planting beds with contemporary fencing to the perimeters. A mature hedge lies to the south providing privacy with a playing field beyond, therefore the property is not directly overlooked.

## LOCATION

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 HALL

A stunning first impression. The hallway has Karndean flooring and a staircase leads up to the first floor off. There is also a cloaks cupboard.



## CLOAKS/W.C.

With low level W.C., wash hand basin, tiled surround, feature circular window to front.



## LOUNGE

11'10" x 17'9" approx (3.61m x 5.41m approx)  
Into bay window to front elevation.



## KITCHEN/DINING/LIVING ROOM

25'3" x 12'5" approx (7.70m x 3.78m approx)

A fabulous kitchen, much enhanced, it is an absolute delight. With shaker style sage coloured units and island with quartz tops, features include a one and a half sink and drainer, AEG double oven, four ring gas hob, extractor hood above, dishwasher, double wide/drinks chiller, fridge freezer. There is a matching dresser unit on the opposing wall. A window overlooks the rear garden and double doors open out to the paved terrace. Recessed downlighters to ceiling, Karndean flooring, understairs storage cupboard off.



## KITCHEN AREA



## DINING AREA



## UTILITY ROOM

With fitted matching units, sink and drainer, plumbing for automatic washing machine and space for dryer, Karndean flooring, door to side elevation.



## FIRST FLOOR

## LANDING

Access to roof void.

## BEDROOM 1

11'10" x 13'5" approx (3.61m x 4.09m approx)  
Into bay window to front elevation.



## "WALK IN" WARDROBE

With fitted open shelving and hanging facilities.

## EN-SUITE BATH/SHOWER ROOM

A contemporary suite comprising a low level W.C., wash hand basin with cabinet, panelled bath and "walk in" shower area with rainhead shower above. Tiled surround, tiling to the floor, heated towel rail.



## BEDROOM 2

11'6" x 9'1" approx (3.51m x 2.77m approx)  
With fitted wardrobes having sliding fronts, window to rear elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin in cabinet, large shower enclosure, tiled surround, tiled flooring, heated towel rail.



## BEDROOM 3

13'3" x 9'3" approx (4.04m x 2.82m approx)  
Window to rear elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin in cabinet, shower enclosure, tiling to floor, heated towel rail.



## OUTSIDE

Outside an open plan lawned garden extends to the front adjacent to which a side drive leads onwards to the single garage. The rear garden is attractively landscaped boasting a large paved terrace with inset uplighters, shaped lawn and raised planting beds with contemporary fencing to the perimeters. A mature hedge lies to the south providing privacy with a playing field beyond, therefore the property is not directly overlooked.





## *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.

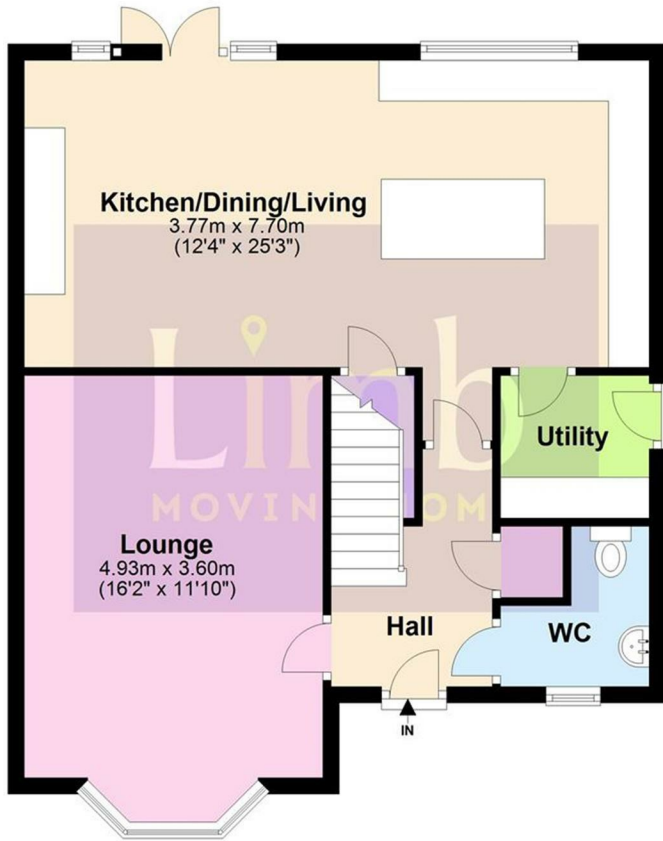
## *VALUATION SERVICE*

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.



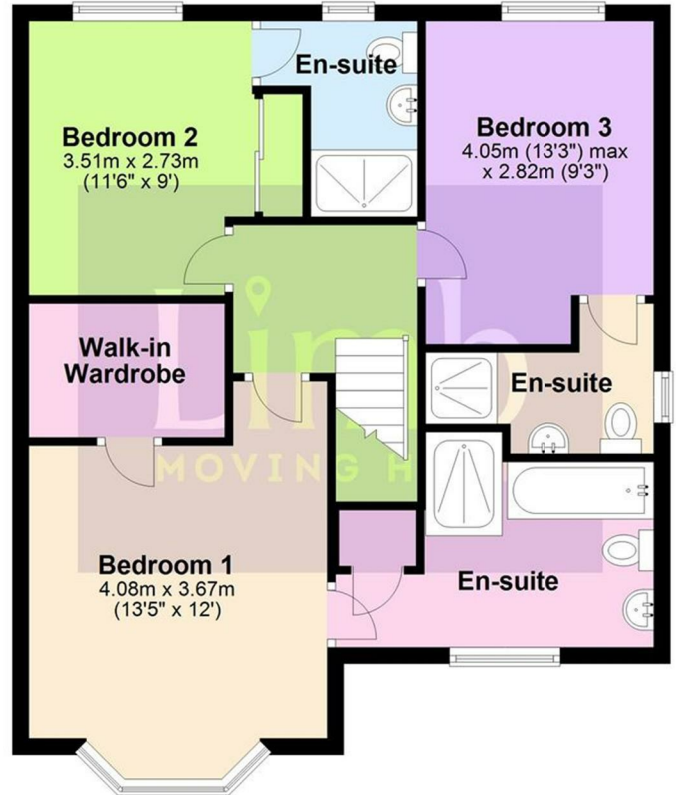
## Ground Floor

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)

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

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