

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*54 Dale Road, Swanland, East Yorkshire, HU14 3QJ*

- 📍 Detached Bungalow
- 📍 Good Wide Plot
- 📍 3 Bedrooms
- 📍 Council Tax Band = D

- 📍 C/Heating & D/ Glazing
- 📍 Excellent Parking & Garage
- 📍 Sought After Village
- 📍 Freehold/EPC = C

**£295,000**

## *INTRODUCTION*

With a wide frontage of approx. 17 metres to Dale Road is this three bed detached bungalow. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, front living room, extended kitchen, three bedrooms and contemporary shower room. The accommodation has the benefit of gas fired central heating and uPVC double glazing. Outside excellent parking is available plus a garage and the plot has a good width which provides further potential to extend if required. The rear garden has been set out for ease of maintenance. Dale Road leads into the picturesque village centre where a number of amenities are to be found.

## *LOCATION*

Dale Road is a popular residential street scene 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*

An 'L' shaped hallway providing access to all principle rooms.

## LIVING ROOM

19'6" x 15'4" approx (5.94m x 4.67m approx)  
Reducing to 9'5" approx.

This living/dining room has two windows to the front elevation.



## EXTENDED KITCHEN

18'7" x 10'10" approx (5.66m x 3.30m approx)  
With kitchen and dining area. Windows to front and rear, external access door to rear. There are fitted units, sink and drainer, plumbing for automatic washing machine, wall mounted gas fired central heating boiler.



## *BEDROOM 1*

14'9" x 10'9" approx (4.50m x 3.28m approx)  
With wardrobes, storage cupboards and window to rear.



## *BEDROOM 2*

11'7" x 8'8" approx (3.53m x 2.64m approx)  
With storage cupboard/wardrobe. Window to rear elevation.



## *BEDROOM 3*

8'6" x 7'8" approx (2.59m x 2.34m approx)  
Window to side elevation.

## SHOWER ROOM

With modern suite comprising large shower area with glazed partition, fitted furniture with inset wash hand basin and concealed flush W.C., tiling to the walls.



## OUTSIDE

The property occupies a good sized plot having a frontage of approximately 17 metres to Dale Road. There is an open plan garden to the front with a driveway providing excellent parking and access to the garage. There is further parking to the side of the garage. The rear garden is predominantly paved for ease of maintenance. There is a garden shed.



## 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

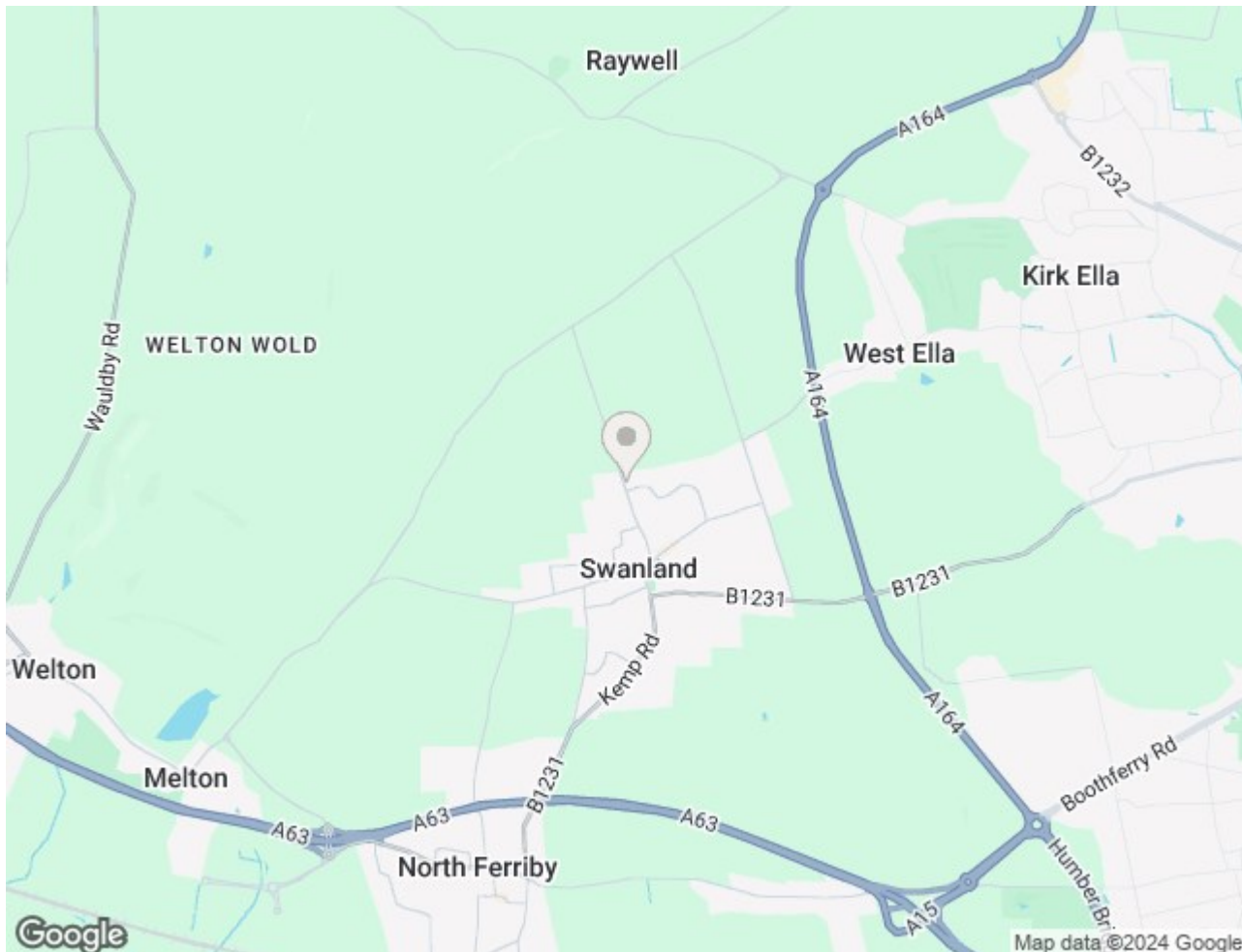
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 102.5 SQ. METRES (1103.4 SQ. FEET)



TOTAL AREA: APPROX. 102.5 SQ. METRES (1103.4 SQ. FEET)

**54 DALE ROAD**

