

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



20 Dale Road, Swanland, East Yorkshire, HU14 3QJ

- 📍 Refurbishment Opportunity
- 📍 Off Street Parking to Front
- 📍 End Terraced House
- 📍 Rear Garden
- 📍 3 Bedrooms
- 📍 Sought After Village
- 📍 Council Tax Band = A
- 📍 Freehold/EPC = D

Guide Price £150,000

INTRODUCTION

A GREAT REFURBISHMENT OPPORTUNITY. This end of terrace house is of brick construction beneath a rosemary tiled roof and has a good sized garden to the rear standing close to Swanland village centre. A comprehensive programme of refurbishment is required to bring the property up to modern standard. The accommodation currently comprises a hall, living room, kitchen, downstairs bathroom, rear lobby and three upstairs bedrooms. There is a central heating system installed (not tested). A dropped kerb to the front allows pull on parking to the front garden. The good sized rear garden currently has a large store garage (no vehicular access) situated upon it with garden area beyond. In the agents opinion, refurbishment and potential remodelling would create a lovely home in one of the areas most desirable locations.

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 which all contributes to active village life. 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. A range of national supermarkets are within easy reach. There is a bus service from the village into Hull.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

LIVING ROOM

12'7" x 11'5" approx (3.84m x 3.48m approx)
Plus bay window to front elevation, open fire to chimney breast.
Understairs cupboard housing metres.



KITCHEN

10'6" x 8'7" approx (3.20m x 2.62m approx)
With sink and drainer unit, window to rear.



BATHROOM

With bath, electric shower over, W.C. and wash hand basin. Window to rear.

REAR LOBBY

With sink and drainer, external access door.

FIRST FLOOR

LANDING

BEDROOM 1

16'0" x 9'8" approx (4.88m x 2.95m approx)
Windows to front elevation.



BEDROOM 2

10'7" x 9'0" approx (3.23m x 2.74m approx)
Window to rear elevation.



BEDROOM 3

7'7" x 6'9" approx (2.31m x 2.06m approx)
Window to rear elevation.

OUTSIDE

A dropped kerb from the highway allows pull on parking to the front garden. There is a shared pedestrian access to the side of the property. Directly to the rear of the house lies a large store garage (no vehicular access) which has an automated door. There is a garden area beyond which includes fruit trees. Garden shed and coal bunker.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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

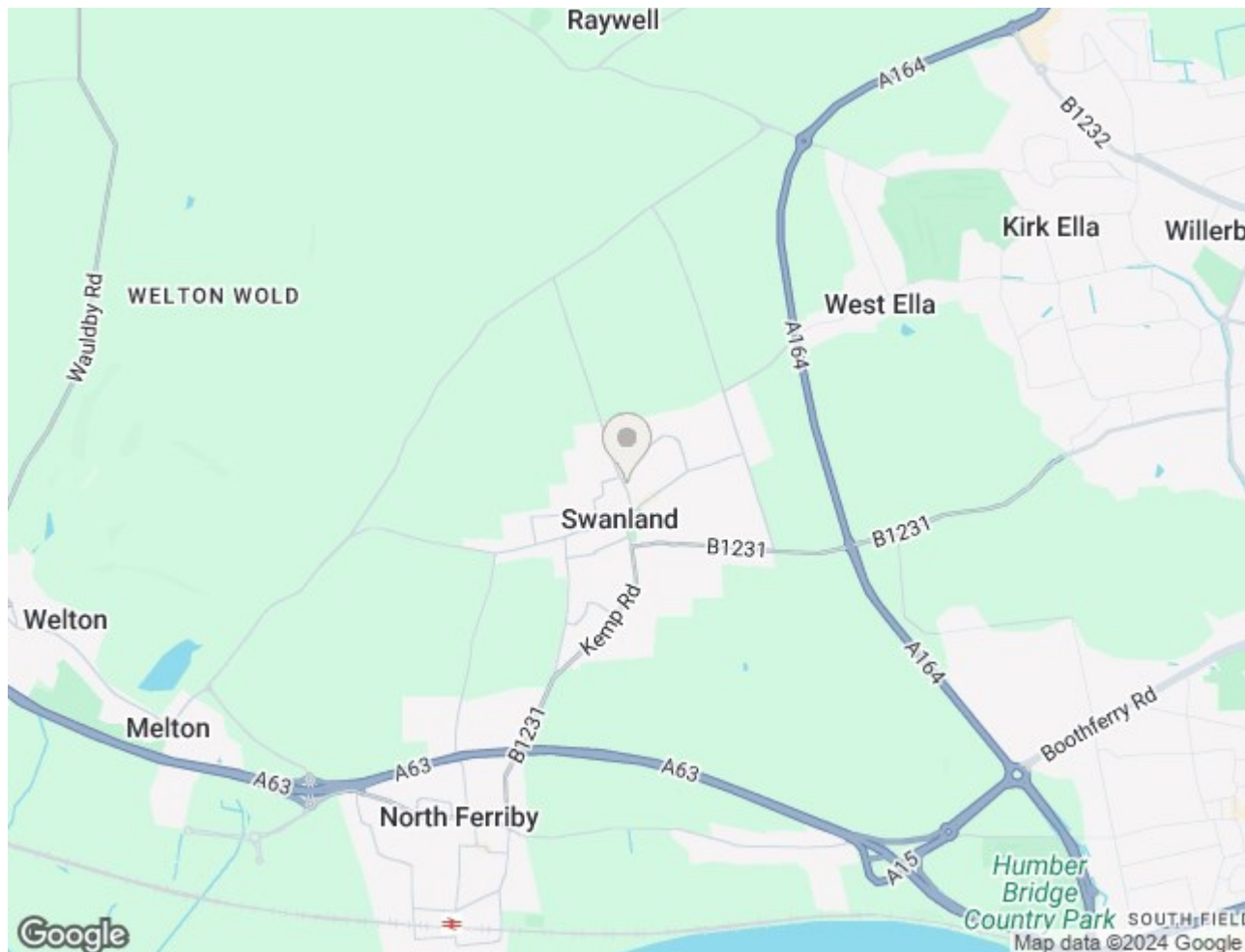
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



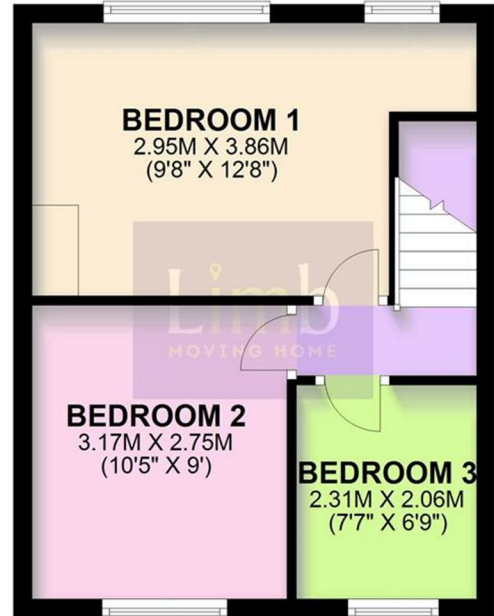
GROUND FLOOR

APPROX. 33.2 SQ. METRES (357.4 SQ. FEET)



FIRST FLOOR

APPROX. 29.8 SQ. METRES (320.9 SQ. FEET)



TOTAL AREA: APPROX. 63.0 SQ. METRES (678.3 SQ. FEET)
20 DALE ROAD

