

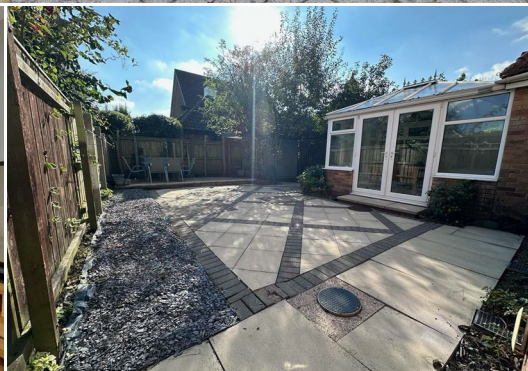
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Limb
MOVING HOME



18 Westerdale, Swanland, East Yorkshire, HU14 3PY

- 📍 GUIDE PRICE £295,000 - £315,000.
- 📍 Bathroom/Two En-Suites
- 📍 Three/Four Bedrooms
- 📍 Southerly Rear Garden
- 📍 Cul-de-sac Position
- 📍 Excellent Parking
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = D

Guide Price £295,000

INTRODUCTION

GUIDE PRICE £295,000 - £315,000.

Occupying a lovely cul-de-sac position within the sought after village of Swanland is this detached house. Offering well planned and versatile family accommodation, the property offers a good range of living space comprising a lounge with feature fireplace, dining area leading to a rear conservatory, a fitted kitchen with built in appliances plus a separate utility room. There is also a ground floor bedroom with en-suite shower room. At first floor level there is a main bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom. The accommodation boasts gas central heating and double glazing.

To the front of the property is an extensive block paved area providing parking for multiple vehicles. The southerly facing enclosed rear garden is paved for ease of maintenance.

LOCATION

The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

LOUNGE

13'5" x 10'4" approx (4.09m x 3.15m approx)

With feature fireplace with electric stove. Understairs cupboard and archway leading through to the dining area.



DINING AREA

9'5" x 7'8" approx (2.87m x 2.34m approx)

With window to side. Archway through to the conservatory.



CONSERVATORY

11'4" x 8'0" approx (3.45m x 2.44m approx)
Of uPVC construction with wall light points and double doors opening out to the rear garden.



KITCHEN

9'5" x 9'2" approx (2.87m x 2.79m approx)
Having a range of fitted base and wall units incorporating one and a half bowl sink unit with mixer tap, laminate worksurfaces, tiled splashbacks, integrated oven, four ring gas hob and filter hood above. Window to rear.



UTILITY

9'2" x 4'10" approx (2.79m x 1.47m approx)
With wall mounted gas central heating boiler, space for a fridge/freezer and further appliances, plumbing for a washing machine, laminate worksurface, window to rear and external access to outside.

BEDROOM 4

12'6" x 8'0" approx (3.81m x 2.44m approx)

With fitted wardrobes and desk/dressing table unit, window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a tiled shower enclosure, vanity basin and low flush W.C.



FIRST FLOOR

LANDING

With built in cylinder/airing cupboard and loft access hatch.

BEDROOM 1

12'9" x 8'9" approx (3.89m x 2.67m approx)
With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower with feature glass panel, vanity basin and low flush W.C. Tongue and groove panelling to walls, storage unit and window to front.



BEDROOM 2

13'6" x 8'9" approx (4.11m x 2.67m approx)

With fitted wardrobes, dressing table and drawers, additional storage cupboard. Twin doors open to the outside balcony area.



BEDROOM 3

9'6" x 6'8" approx (2.90m x 2.03m approx)

With fitted furniture incorporating a cabin bed, wardrobe, overhead storage, dressing table and drawers. Window to rear.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Large mirror and window to rear.



OUTSIDE

To the front of the property there is an extensive block paved area providing parking for multiple vehicles. There are pathways to the side of the property leading to an enclosed southerly facing rear garden which has been paved for ease of maintenance with fencing to the boundary.





TENURE

Freehold

COUNCIL TAX BAND

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

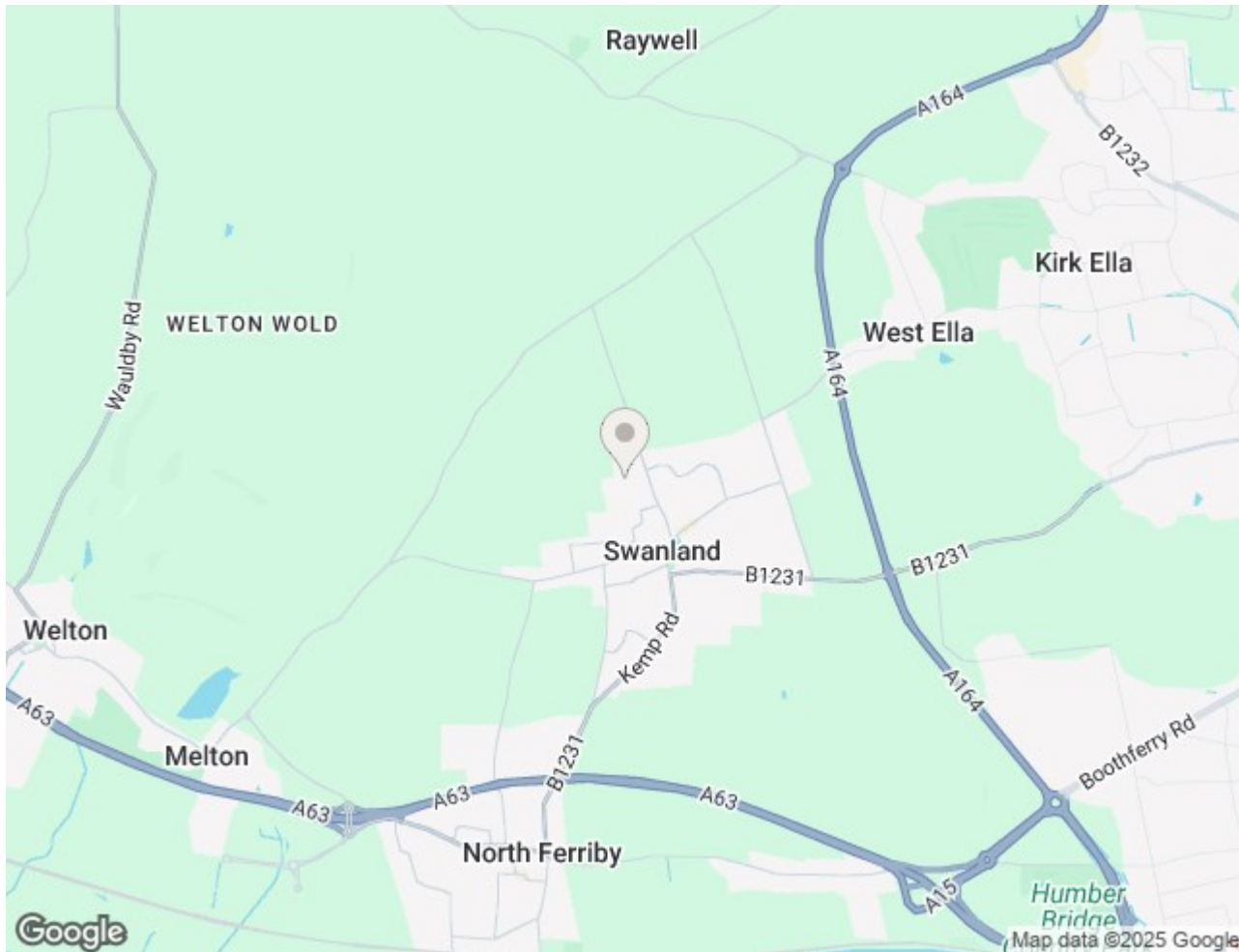
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

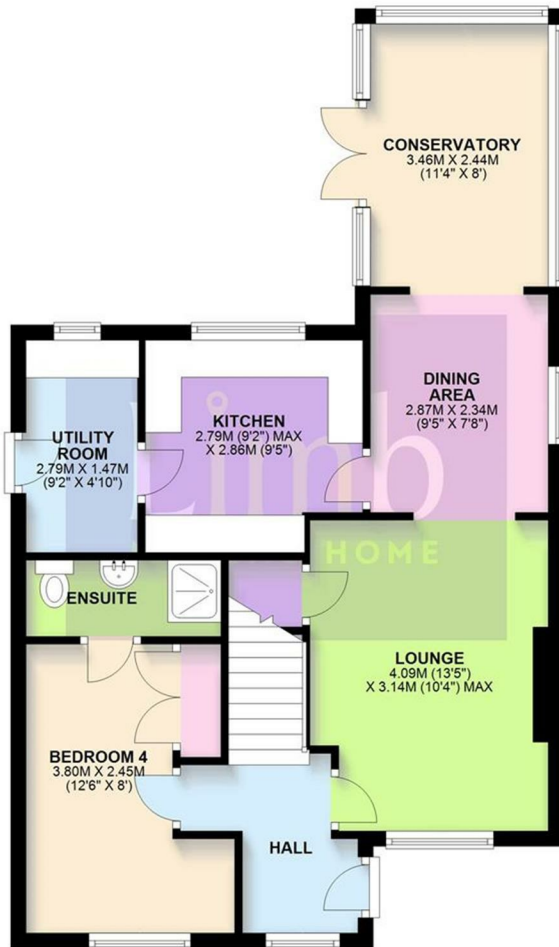
VALUATION SERVICE

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.



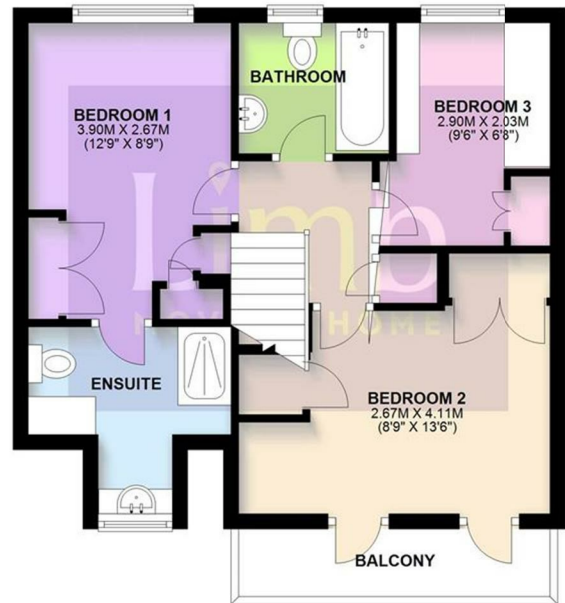
GROUND FLOOR

APPROX. 60.4 SQ. METRES (649.7 SQ. FEET)



FIRST FLOOR

APPROX. 39.5 SQ. METRES (425.3 SQ. FEET)



TOTAL AREA: APPROX. 99.9 SQ. METRES (1075.0 SQ. FEET)
18 WESTERDALE, SWANLAND

