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Limb
MOVING HOME



Swan Cottage, 2c Mere Way, Swanland, East Yorkshire, HU14 3QB

- 📍 Link Detached House
- 📍 Central Village Location
- 📍 Four Beds / Two Baths
- 📍 Council Tax Band = D
- 📍 Contemporary Kitchen
- 📍 Lounge & Dining Room
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

£342,950

INTRODUCTION

Occupying a delightful central village location with a view of the village pond is this well presented link detached house ideal for families. A particular feature is the superb main bedroom suite with fitted dressing room and spacious en-suite shower room. The accommodation is depicted on the attached floorplan and briefly comprises a welcoming entrance hallway, cloaks/W.C., lounge, study, dining room and contemporary kitchen with built in appliances and electric underfloor heating. Upon the first floor are four bedrooms, the main bedroom having a dressing room with open fitted units with hanging space, drawers and shelving plus a spacious en-suite shower room with walk in shower. There is also a family bathroom with corner bath and shower facility.

A small garden area lies to the front and a side drive providing ample parking leads through the carport to the single detached garage. The rear garden is mainly lawned with a raised decked patio area to the rear and a garden shed.

LOCATION

The property is situated along Mere Way, close to Main Street in the centre of the much desired village. 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

A lovely spacious entrance hall giving access to all ground floor rooms and a staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.

LOUNGE

16'9" x 12'11" approx (5.11m x 3.94m approx)

With wall mounted gas fire and window to front elevation.



STUDY

9'7" x 8'5" approx (2.92m x 2.57m approx)

With storage cupboard and window to front elevation.

DINING ROOM

16'4" x 9'0" approx (4.98m x 2.74m approx)
narrowing to 5'0" approx.

With windows and doors leading out to the rear garden.



KITCHEN

10'5" x 10'4" approx (3.18m x 3.15m approx)

Well equipped contemporary kitchen with a range of contemporary base and wall units, matching worktops and under unit lighting, sink with Quooker boiling water tap, integrated double oven, induction hob with feature filter hood above, fridge/freezer, dishwasher and washing machine. External access door to side and window to rear.



FIRST FLOOR

LANDING

With airing cupboard housing the gas central heating boiler. Loft access hatch.

BEDROOM 1

16'9" x 10'8" approx (5.11m x 3.25m approx)
Window to front.



DRESSING ROOM

12'1" x 6'0" approx (3.68m x 1.83m approx)
Fitted with open wardrobing with hanging rails, drawers and shelving.
Window to front.



EN-SUITE SHOWER ROOM

14'9" x 5'4" approx (4.50m x 1.63m approx)

With modern suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail and windows to rear.



BEDROOM 2

8'11" x 8'8" approx (2.72m x 2.64m approx)

With built in wardrobe and window to front.



BEDROOM 3

10'6" x 8'2" approx (3.20m x 2.49m approx)
Narrowing to 8'10" approx. Window to front elevation.



BEDROOM 4

10'5" x 8'1" approx (3.18m x 2.46m approx)
Narrowing to 8'10" approx. Window to rear.



BATHROOM

With suite comprising a corner bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

A small garden area lies to the front and a side drive providing ample parking leads through the carport to the single detached garage. The rear garden is mainly lawned with a raised decked patio area to the rear and a garden shed.



REAR 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 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.

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.

AGENTS NOTE

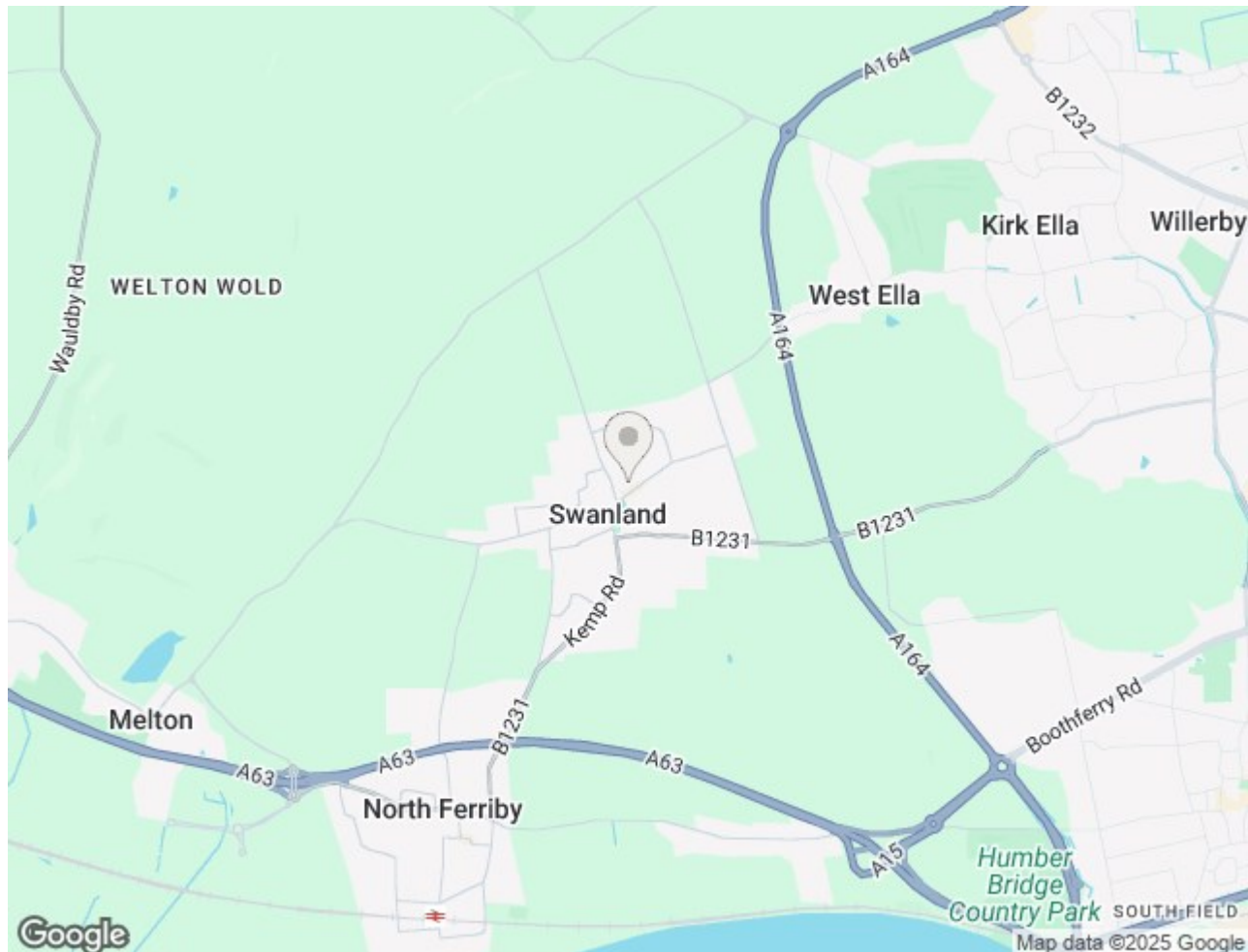
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

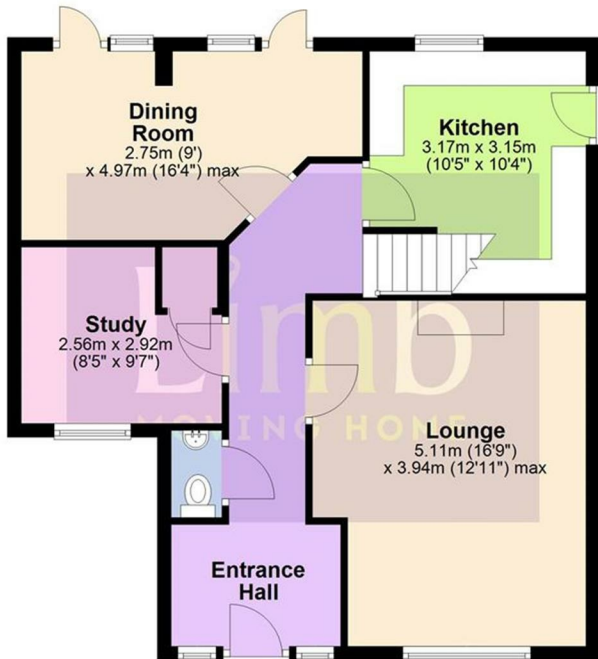
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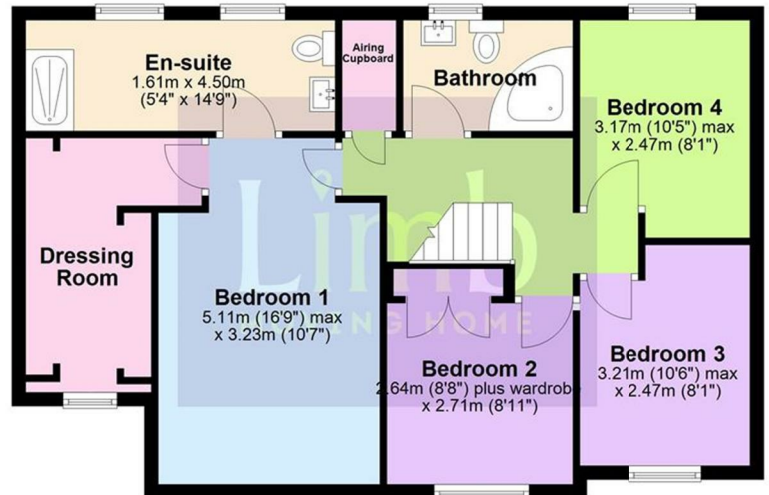
Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)




First Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



Total area: approx. 132.5 sq. metres (1426.2 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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