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Limb
MOVING HOME



Cleveland Cottage, 44 West End, Swanland, East Yorkshire, HU14 3PE

- 📍 Detached Family Home
- 📍 Picturesque Village Setting
- 📍 Luxuriously Appointed
- 📍 Council Tax Band = E
- 📍 Excellent Living Space
- 📍 Stunning Landscaped Garden
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = D

£525,000

INTRODUCTION

Cleveland Cottage is a truly captivating detached home, nestled in the heart of the picturesque village of Swanland. Having undergone significant enhancements and refurbishment, this stunning property effortlessly blends classic charm with modern comforts. The spacious and inviting interior features a superb lounge with a roaring log burner, perfect for cosy evenings, and an elegant sitting room for relaxing with loved ones. The superb kitchen comes complete with a central island with granite worktop and recessed sitting area plus there is a separate utility room. Upstairs, you'll find a series of well-appointed bedrooms, including a luxurious principal suite boasting a dressing room and a stylish en-suite shower room. A separate family bathroom caters to the needs of the household.

Outside, a delightful landscaped garden awaits, offering a tranquil haven with various areas of interest for relaxation and al fresco dining. A rear driveway provides ample parking and leads to a detached double garage.

With gas-fired central heating, a security alarm, and a combination of uPVC framed and sealed unit double glazing, Cleveland Cottage provides modern comforts in a picturesque setting. Early viewing is highly recommended to fully appreciate the charm and character of this exceptional home.

LOCATION

The property stands in a particularly attractive street scene, with West End being home to many period properties and homes of distinction. Cleveland Cottage fronts the pavement and is located at the junction with Queensbury Way. 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 LOBBY

With tiled floor and door to:

LOUNGE

14'5" x 13'0" approx (4.39m x 3.96m approx)

A beautiful lounge which has a roaring log burner fitted to the chimney breast, bespoke cupboard to alcove and tiled floor runs throughout. There is a wall mounted TV point, window to the front elevation and a wide opening leads to the dining area.



DINING AREA

13'2" x 6'1" approx (4.01m x 1.85m approx)

With replacement uPVC windows and central door opening out to the garden.



SITTING ROOM

14'7" x 13'0" approx (4.45m x 3.96m approx)

An elegant room with windows to both front and side elevations. A particular feature is the log burner with oak mantle.



REAR LOBBY

With tiled flooring, window to the side elevation and further external access door leading out to the rear.



REAR HALLWAY

With staircase leading up to the first floor, understairs cupboard and further access door out to the rear garden.

KITCHEN

13'0" x 12'10" approx (3.96m x 3.91m approx)

A superb kitchen having a range of fitted wall and floor units with oak work surfaces, undercounter one and a half sink with mixer tap, integrated double oven, four ring gas hob with stainless steel back and extractor hood above, integrated dishwasher and fridge freezer and concealed lighting. There is a central island with granite work top and recessed sitting area, TV point, tiling to the floor, recessed downlighters to ceiling and windows to both front and side elevations.



UTILITY ROOM

14'9"=8" x 6'5" approx (4.50m=2.44m x 1.96m approx)

Having a range of fitted units with worksurfaces, ceramic sink, plumbing for a washing machine, space for dryer, integrated fridge/freezer, wall mounted Ariston gas fired combi boiler and windows overlooking the rear garden.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Half tiling to walls and tiled floor. Window to the side elevation.

FIRST FLOOR

LANDING

With loft access hatch with pull down ladder leading to boarded loft area with light connected.

BEDROOM 1

13'6" x 12'10" approx (4.11m x 3.91m approx)

With window to the front elevation. Opening through to the dressing room.



DRESSING ROOM

Having a range of fitted furniture including wardrobes and a dressing table. Window to the rear.



EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure with rainhead shower, fitted furniture with inset wash hand basin and low flush W.C. Tiling to the walls, heated towel rail, mirror/light with built in shaver socket and feature flooring. Window to rear.



BEDROOM 2

14'7" x 13'5" approx (4.45m x 4.09m approx)
With windows to both front and side elevations.



BEDROOM 3

14'0" x 10'0" approx (4.27m x 3.05m approx)
Window to front elevation.



BEDROOM 4

17'7" x 6'7" approx (5.36m x 2.01m approx)
uPVC window to rear elevation.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, fitted furniture with inset wash hand basin and concealed flush W.C. Tiling o walls, heated towel rail, feature flooring and window to rear.



OUTSIDE

The property stands in a particularly attractive street scene, with West End being home to many period properties and homes of distinction. Cleveland Cottage fronts the pavement and is located at the junction with Queensbury Way. Beautifully landscaped, the rear garden has many areas of interest with paved paths and patio areas, ornamental pond, lawns and attractive shrubbery. The rear garden is enclosed with fenced boundaries and a pedestrian gate from the garden onto Queensbury Way. A block paved driveway from Queensbury Way provides good off street parking and access to the large detached double garage. There is also an Ohme Electric charger installed.



ALTERNATIVE VIEW



PATIO



DRIVE & GARAGE



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

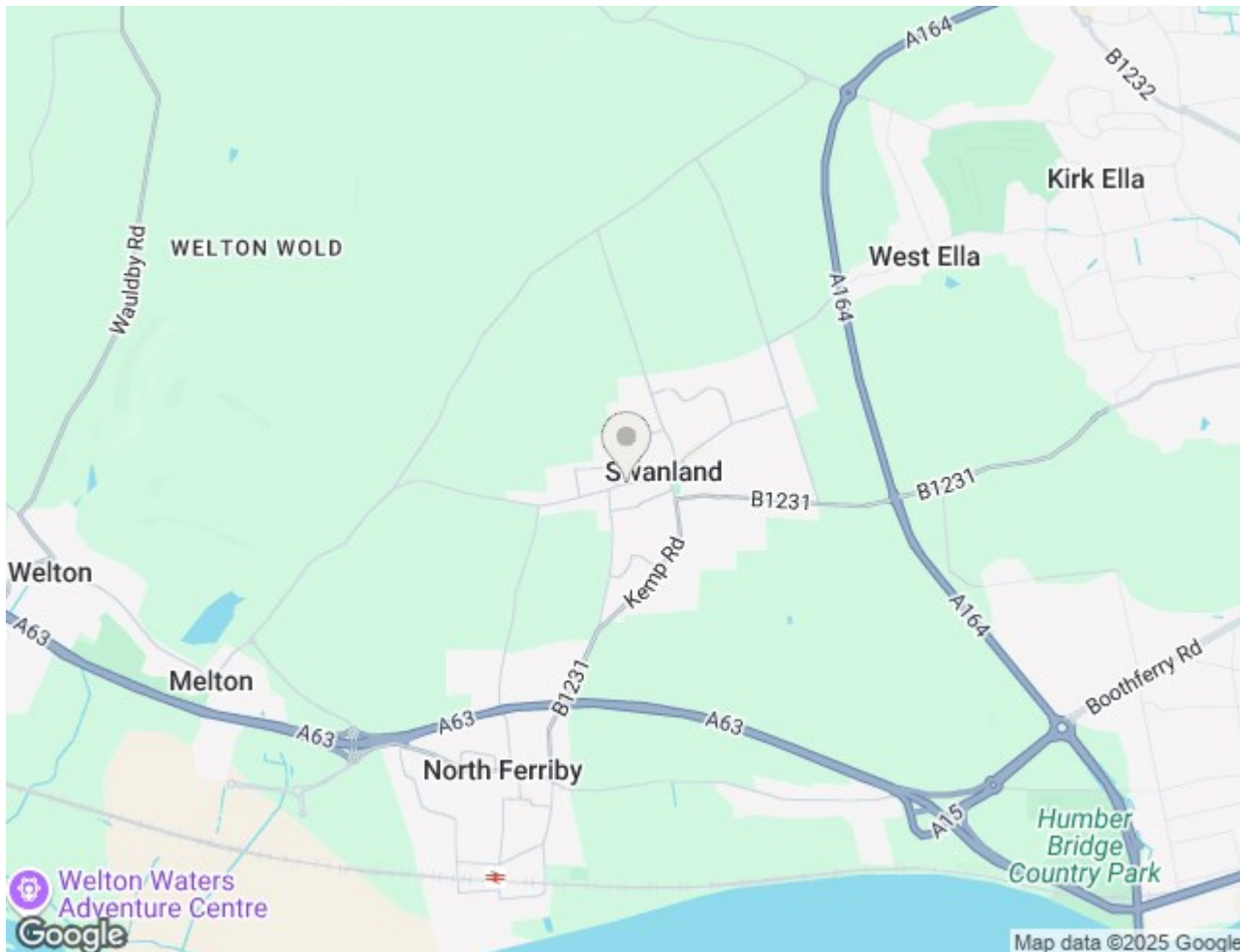
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 85.7 sq. metres (922.2 sq. feet)




First Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 164.5 sq. metres (1771.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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		
England & Wales	EU Directive 2002/91/EC	