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Limb
MOVING HOME



5 Ledgard Close, Swanland, East Yorkshire, HU14 3FN

- 📍 Modern Detached Bungalow
- 📍 Prime Location
- 📍 2 Beds/2 Baths
- 📍 Council Tax Band = D
- 📍 Open Plan Living
- 📍 Driveway & Garage
- 📍 Open View to Front
- 📍 Freehold/EPC = B

£340,000

INTRODUCTION

This modern detached bungalow (approx. 4 years old) occupies a prime position on this prestigious development with its good sized plot and view to the front across open green space with an aspect to the rear of the woods. Well planned, the accommodation briefly comprises an entrance hall, two double bedrooms, en-suite, separate bathroom and to the rear overlooking the garden is the kitchen and living room. Outside the driveway provides parking and access to the single attached garage. The rear garden is predominately lawned with patio area and an attractive summerhouse to one corner.

LOCATION

Ledgard Close is in a small cul-de-sac setting, just off "West Wold", a prestigious recent development by Redrow Homes which is situated off West Leys Road. Swanland village has an attractive centre where a number of shops are found including a chemist and convenience store/post office. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field nearby. The village has a well reputed junior school with secondary schooling at the nearby South Hunsley School in Melton. 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 minutes driving distance away in Brough which provides intercity connections.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious hallway with a cloak cupboard off and also a utilities cupboard with plumbing for automatic washing machine, space for dryer and gas fired central heating boiler.

LIVING/DINING AREA

21'6" x 11'6" approx (6.55m x 3.51m approx)

To the rear of the property with windows and double doors looking across the garden and providing access out. This room is open plan in style through to the kitchen area.



KITCHEN AREA

9'9" x 9'3" approx (2.97m x 2.82m approx)

Having a selection of sleek base and wall mounted units with work surfaces, AEG double oven, four ring gas hob, filter hood above, dishwasher and fridge freezer. Sink and drainer. Window and external access door to side.



BEDROOM 1

11'7" x 11'2" approx (3.53m x 3.40m approx)
With fitted modern wardrobes, window to front elevation.



EN-SUITE

With low level W.C., wash hand basin, large shower enclosure, tiled surround and flooring, heated towel rail.



BEDROOM 2

11'8" x 10'0" approx (3.56m x 3.05m approx)
With fitted modern wardrobes, window to front elevation.



BATHROOM

With stylish suite comprising low level W.C., wash hand basin and panelled bath with shower over and screen, tiled surround and floor, heated towel rail.



OUTSIDE

Outside the driveway provides parking and access to the single attached garage. The rear garden is predominately lawned with patio area and an attractive summerhouse to one corner.



TENURE

Freehold

SERVICE CHARGES

Although the property is freehold, there is an annual maintenance charge for communal outdoor space of approximately £130 as advised by the current owner.

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

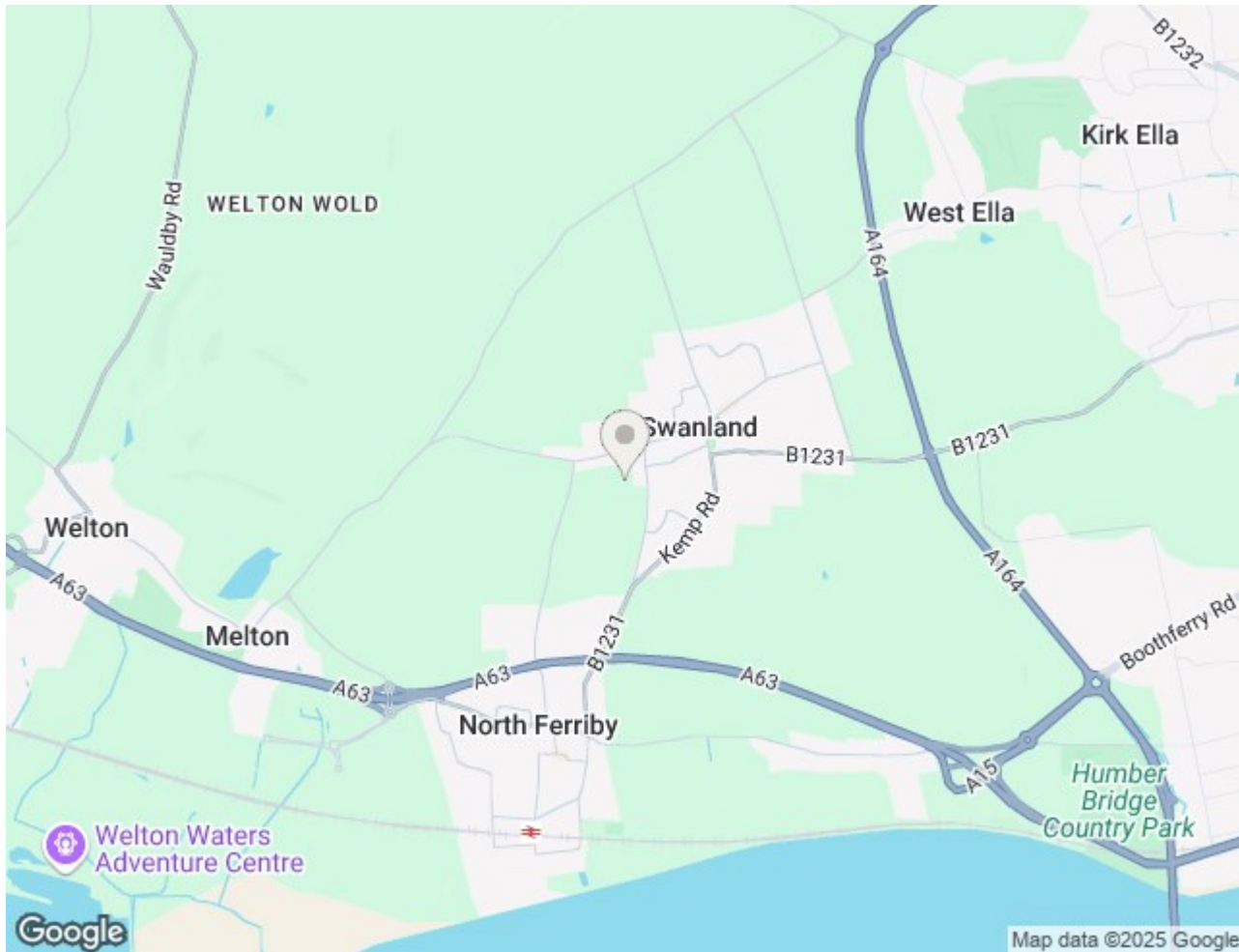
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

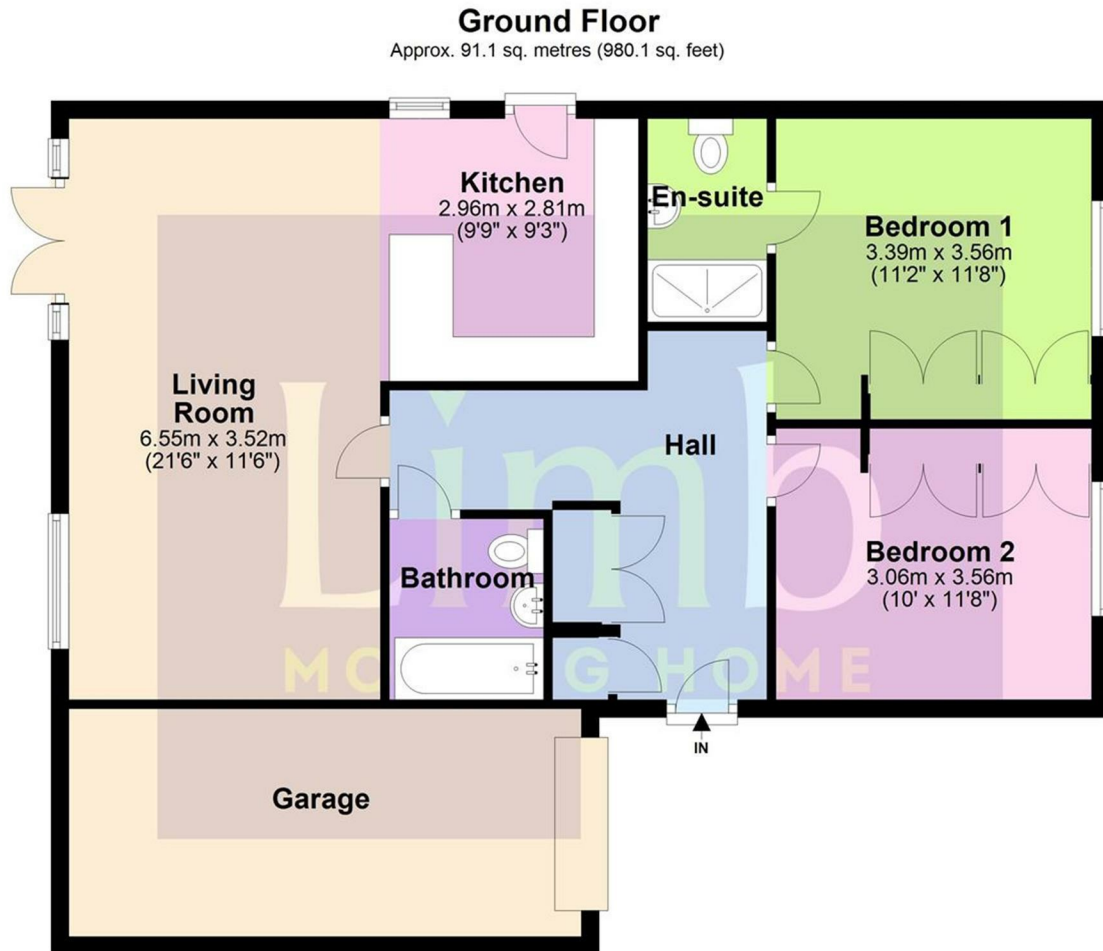
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 91.1 sq. metres (980.1 sq. feet)
5 Ledgard Close

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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		
England & Wales	EU Directive 2002/91/EC	