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**Limb**  
MOVING HOME



*9 Todds Close, Swanland, East Yorkshire, HU14 3NT*

- 📍 Immaculately Presented
- 📍 Impressive Detached House
- 📍 Exclusive Cul-de-sac
- 📍 Council Tax Band = G
- 📍 4 Bedrooms
- 📍 Double Garage
- 📍 Viewing a Must
- 📍 Freehold/EPC = D

**£609,950**



## INTRODUCTION

This impressive double fronted detached house stands proudly within the exclusive cul-de-sac of Todds Close off Tranby Lane, Swanland. Occupying an attractive plot with well tended gardens to front and rear, a long driveway provides good parking and access to the double garage. The immaculately presented accommodation provides generously proportioned rooms and is ideal for a growing family. Features include a fabulous entrance hall with central staircase, large lounge, conservatory, snug, dining kitchen and the practicalities are taken care of with a separate utility room and downstairs W.C.. Upon the first floor are four bedrooms with the main suite including a fitted dressing room and an en-suite shower room. There is also a separate family bathroom. If you are looking for a property to move straight into then look no further - viewing is strongly recommended!

## LOCATION

Todds Close is an exclusive and most desirable cul-de-sac situated off Tranby Lane on the eastern fringe of the village. Swanland has an attractive village centre where a number of shops are to be found including a convenience store/post office, chemist and coffee shop. There are a number of amenities and recreational facilities such as a tennis and bowls club. The village also has a well reputed junior/primary school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Tranby, Hesse Mount and Hymers College. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west towards Leeds. A mainline railway station lies approx 15 minutes distance at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

### CENTRAL ENTRANCE HALL

13'2" x 10'3" approx (4.01m x 3.12m approx)

An impressive entrance hall with central staircase leading up to the first floor. Cloaks cupboard to corner.



## W.C.

With low level W.C. and wash hand basin, tiled surround.

## LOUNGE

20'0" x 12'3" approx (6.10m x 3.73m approx)

With feature fire surround having a marble hearth and back plate housing a living flame gas fire. Window to front, double doors through to conservatory.



## CONSERVATORY

18'8" x 9'0" approx (5.69m x 2.74m approx)

A large conservatory which overlooks the rear garden and has double doors leading out. Internal doors also lead through to the dining kitchen.



## SNUG

8'3" x 7'8" approx (2.51m x 2.34m approx)  
Window to front elevation.



## DINING KITCHEN

22'10" x 11'4" approx (6.96m x 3.45m approx)  
A spacious room with area for dining suite or settees and at the opposing end, the kitchen has a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, integrated double oven, four ring gas hob, filter hood above, dishwasher and fridge. A window overlooks the rear garden.







## UTILITY ROOM

8'8" x 6'3" approx (2.64m x 1.91m approx)  
With fitted units, sink and drainer, plumbing for automatic washing machine, space for dryer, wall mounted gas fired central heating boiler, window to rear external access door to side, tiled floor.



## FIRST FLOOR

### LANDING

Cupboard to corner.

## BEDROOM 1

15'9" x 10'10" approx (4.80m x 3.30m approx)

A luxurious room with two windows to the front elevation, fitted cupboards and bedside drawers. An archway opens through to the dressing room.



## DRESSING ROOM

With fitted wardrobes, dressing table and drawers.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, tiled surround.



## BEDROOM 2

12'6" x 9'8" approx (3.81m x 2.95m approx)  
Window to front elevation.



## BEDROOM 3

11'1" x 10'4" approx (3.38m x 3.15m approx)  
Window to rear elevation.



## BEDROOM 4

10'4" x 7'3" approx (3.15m x 2.21m approx)  
Window to front elevation.





## BATHROOM

With suite comprising bath with shower over and screen, low level W.C. and wash hand basin in cabinet.



## OUTSIDE

The property occupies an attractive plot with an open plan lawned garden to the front adjacent to which a long side drive provides good parking facilities and access to the detached double garage. The rear garden is predominantly lawned with a patio position to enjoy the sun. There are attractive borders.





## 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 G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

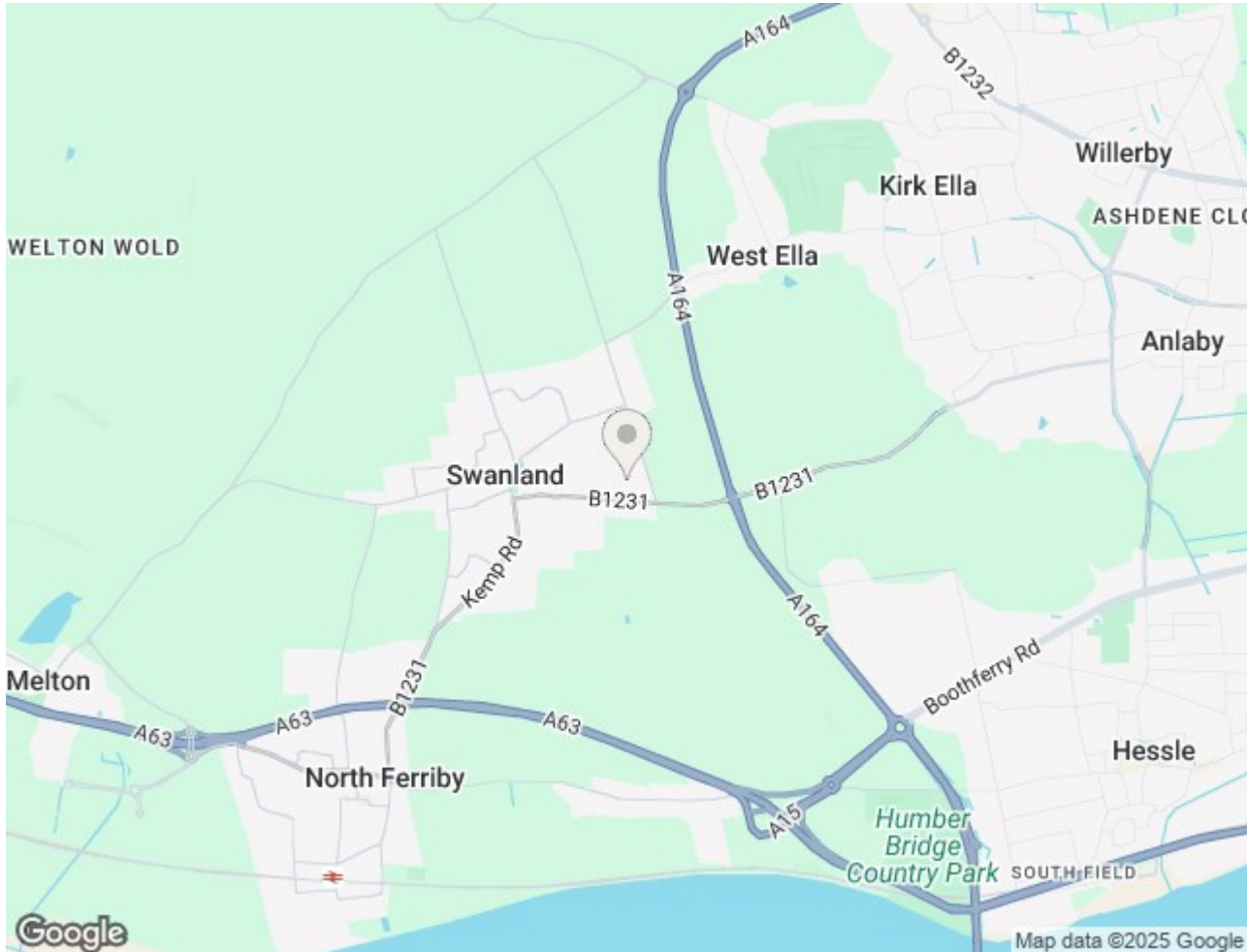
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

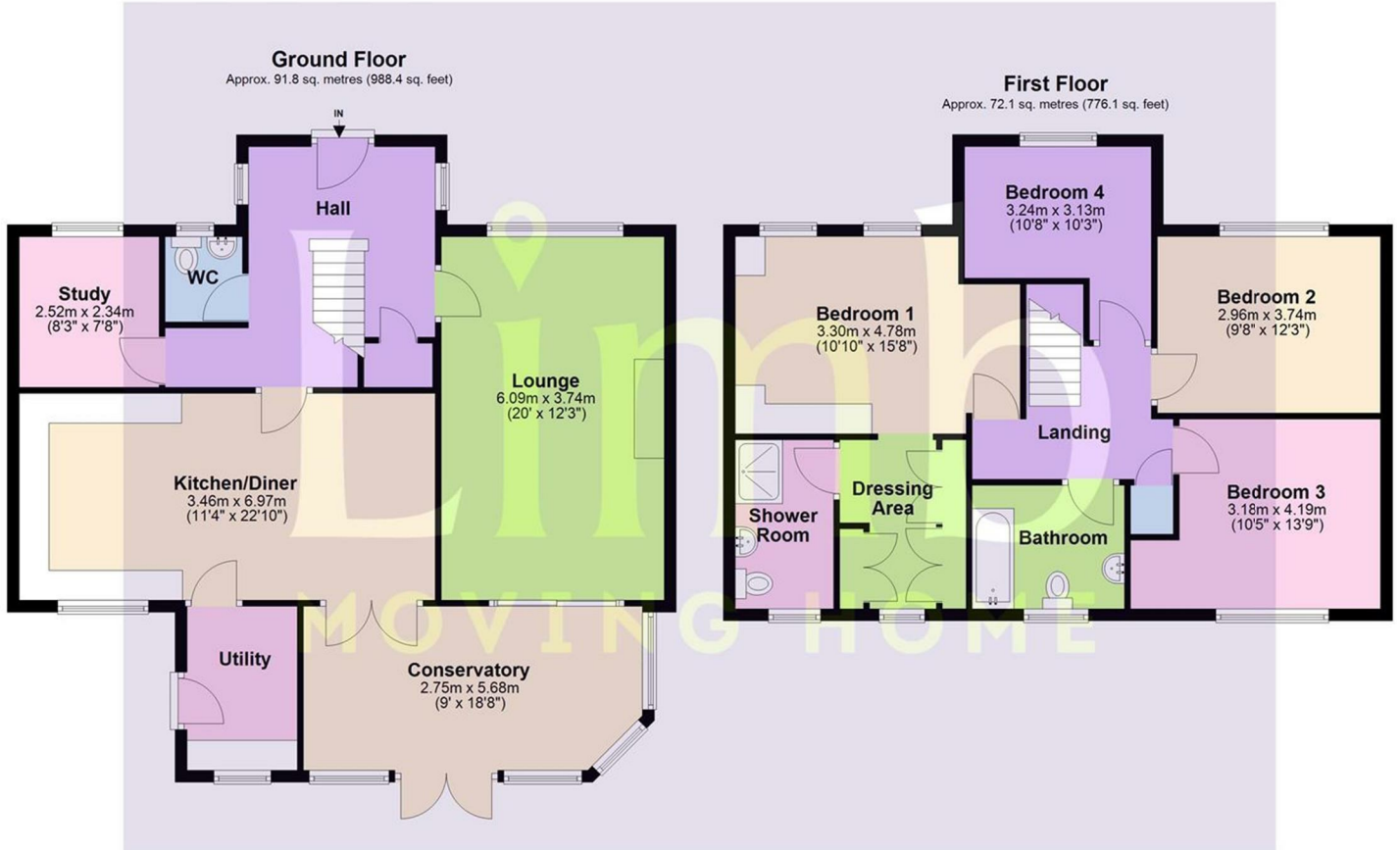
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 163.9 sq. metres (1764.5 sq. feet)  
**9 Todds Close**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	