

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*102 Northfield, Swanland, East Yorkshire, HU14 3RB*

- 📍 Detached
- 📍 Open Plan Kitchen
- 📍 Loft space with fitted staircase
- 📍 Council Tax Band = E
- 📍 Lounge & Conservatory
- 📍 South Facing Garden
- 📍 Double Garage
- 📍 Freehold / EPC = D

*Asking Price £485,000*

## INTRODUCTION

This impressive detached house offers a wealth of desirable features and a fantastic layout. The accommodation includes a stunning open-plan living kitchen with a central island and luxurious Quartz worktops, a spacious entrance hall, cloaks/W.C., a comfortable lounge, and a conservatory. The superb main bedroom is a true highlight, featuring a dressing area with extensive fitted wardrobes and a stylish en-suite shower room. Three further good-sized bedrooms all with fitted wardrobes, a study with fitted furniture, and a family bathroom complete the first floor. Plantation shutters enhance all bedrooms, the study, and the lounge. The property also benefits from uPVC double glazing and Nest app-controlled gas central heating.

Outside, a driveway provides excellent parking and leads to the double garage, while the south-facing rear garden enjoys a sunny aspect with a lawn and patio area – an ideal space for relaxation and outdoor enjoyment.

## 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 storage cupboard and staircase leading up to the first floor.  
Quorn stone tiling to the floor.



## CLOAKS/W.C.

With modern suite comprising a vanity unit with wash hand basin and low flush W.C. Quorn stone tiling.



## LOUNGE

20'10" x 12'4" approx (6.35m x 3.76m approx)

With window to the front elevation and two sets of double doors leading to the conservatory and the open plan kitchen.



## CONSERVATORY

15'11" x 12'4" approx (4.85m x 3.76m approx)

With doors leading out to the rear garden. Door to open plan kitchen.



## OPEN PLAN KITCHEN

22'1" x 21'5" approx (6.73m x 6.53m approx)

A stunning space to the rear of the property with Quorn stone tiling to the floor and two sets of patio doors leading out to the rear garden.





## KITCHEN AREA

This stylish kitchen, by the award winning Grand Design Kitchen & Bedrooms, has an extensive range of units with Quartz worktops and a fabulous central island with breakfast bar peninsular. there is a double Belfast sink, Rangemaster cooker with filter above, NEFF microwave, AEG washing machine, fridge/freezer, dishwasher and wine chiller.



## DINING AREA



## REAR LOBBY

With external access door to side and internal access door to the double garage.

## FIRST FLOOR

### LANDING

### BEDROOM 1

20'4" x 14'8" approx (6.20m x 4.47m approx)

Superb main bedroom suite with a dressing area incorporating an extensive range of fitted wardrobes plus a stylish en-suite shower room. Window to the front elevation.



## DRESSING AREA



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, low flush W.C., vanity with circular basin, tiling to walls and floor and inset spot lights.



## BEDROOM 2

12'6" x 11'10" approx (3.81m x 3.61m approx)

With fitted wardrobes and door to fixed staircase leading up to the loft. Window to the front elevation.





## BEDROOM 3

15'1" x 7'5" approx (4.60m x 2.26m approx)

With fitted furniture including wardrobes with mirrored sliding doors and desk with drawers. Window to rear.



## BEDROOM 4

9'2" x 8'8" approx (2.79m x 2.64m approx)

With fitted wardrobe and window to rear.



## STUDY

6'4" x 6'0" approx (1.93m x 1.83m approx)

With fitted Neville Johnson furniture including a desk and storage cupboards. Window to rear.



## BATHROOM

9'9" x 6'0" approx (2.97m x 1.83m approx)

With five piece suite comprising a bath, corner shower enclosure, wash hand basin, low flush W.C. and bidet. tiling to walls, inset spot lights and window to rear.



## OUTSIDE

Outside, a driveway provides excellent parking and leads to the double garage, while the south-facing rear garden enjoys a sunny aspect with a lawn and patio area – an ideal space for relaxation and outdoor enjoyment.



## 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

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.

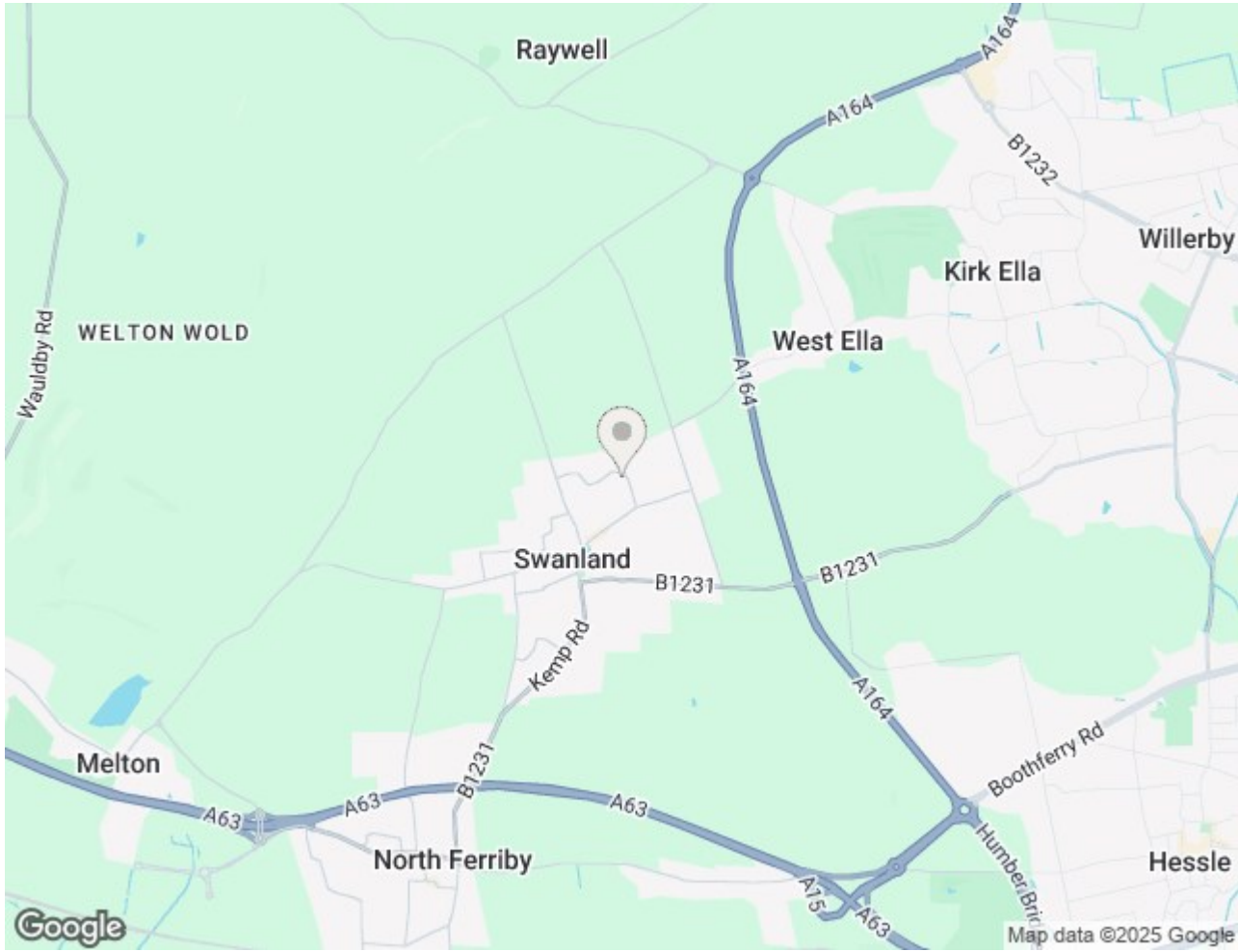
## PHOTOGRAPH DISCLAIMER

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.





## Ground Floor

Approx. 126.7 sq. metres (1364.2 sq. feet)




## First Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



Total area: approx. 203.5 sq. metres (2190.5 sq. feet)  
**102 Northfield, Swanland**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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	