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**Limb**  
MOVING HOME



*15 St. Barnabas Drive, Swanland, East Yorkshire, HU14 3RL*

- 📍 Superb Detached House
- 📍 Versatile Accommodation
- 📍 Immaculately Presented
- 📍 Council Tax Band = G
- 📍 Four Double Bedrooms
- 📍 South Facing Garden
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = C

**£565,000**

## INTRODUCTION

This substantial family home offers deceptively spacious and versatile accommodation extending to approx. 2,000 sq ft. Due to the landscape and contours of the site, the accommodation is arranged over three floors with a lower ground floor enjoying a large living space, utility room and shower room, ideal as an annexe. Viewing is highly recommended to appreciate the appeal of this lovely home which is ideal for family occupation. Features also include a formal lounge, study and a superb open plan kitchen with contemporary units, quartz worktops and integrated appliances. There are four double bedrooms, en-suite bathroom and separate family bathroom situated upon the upper floor.

Outside, the property enjoys a wide frontage to St Barnabas Drive with an open plan lawn and wide block set driveway leading to the double garage. The large southerly facing garden is mainly lawned with a patio area and fencing to the perimeter.

## 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

A very attractive hallway with wood strip floor and staircases that lead to both first and low ground floor levels.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin.



## LOUNGE

19'8" x 11'9" approx (5.99m x 3.58m approx)

With feature marble fireplace housing a living flame gas fire. Bay window to the front elevation and window to rear.



## STUDY

10'6" x 9'8" approx (3.20m x 2.95m approx)

Oak flooring and window to front.



## OPEN PLAN KITCHEN

21'5" x 17'4" approx (6.53m x 5.28m approx)

Maximum measurements.

The heart of this home is a stunning, light-filled open-plan kitchen and dining area, designed for both entertaining and everyday living. Sleek, white high-gloss units are beautifully complemented by luxurious quartz work surfaces, while a warm oak breakfast bar peninsula creates a sociable hub. There is an array of integrated appliances including a range cooker with NEFF extractor above, microwave, wine chiller, dishwasher and American-style fridge freezer ensuring seamless functionality. A one-and-a-half undercounter sink with mixer tap adds a touch of practicality. The two south facing windows allow natural light to flood in and a side external access door provides convenience.



## LOWER GROUND FLOOR

## SITTING/ENTERTAINMENT ROOM

21'4" x 13'5" approx (6.50m x 4.09m approx)

A superb room which provides access out to the rear garden.

## UTILITY ROOM

11'3" x 10'9" approx (3.43m x 3.28m approx)

With fitted units, a sink and drainer, plumbing for a washing machine, tiled floor, space for appliances, external access door to rear garden.

## W.C.

With low flush W.C. and wash hand basin. Tiled floor.

## SHOWER/WET ROOM

With walk in shower area and wash hand basin, fully tiled to walls and floor.

## FIRST FLOOR

## LANDING

With storage cupboards and window to front elevation.





## BEDROOM 1

12'8" x 12'1" approx (3.86m x 3.68m approx)  
With modern fitted wardrobes and window to rear.



## EN-SUITE BATHROOM

With suite comprising a shaped bath with shower over and screen, fitted furniture with inset W.C. and wash hand basin. Tiled surround.



## BEDROOM 2

10'1" x 11'9" approx (3.07m x 3.58m approx)  
Measurements up to fitted wardrobes. Window to rear.



## BEDROOM 3

10'5" x 9'10" approx (3.18m x 3.00m approx)  
Measurements up to fitted wardrobes. Window to front.



## BEDROOM 4

9'1" x 8'5" approx (2.77m x 2.57m approx)  
Fitted wardrobe and drawers. Window to front.

## BATHROOM

With modern suite comprising a shaped bath with shower over and screen, fitted furniture with inset wash hand basin and W.C.



## OUTSIDE

This property features a generous plot with a wide frontage to the cul-de-sac of St. Barnabas Drive. There is an open plan lawn to the front and the extensive block-paved driveway provides excellent parking leading up to the double garage. The southerly-facing rear garden is mainly lawned and includes a patio area, perfect for outdoor living.



## 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

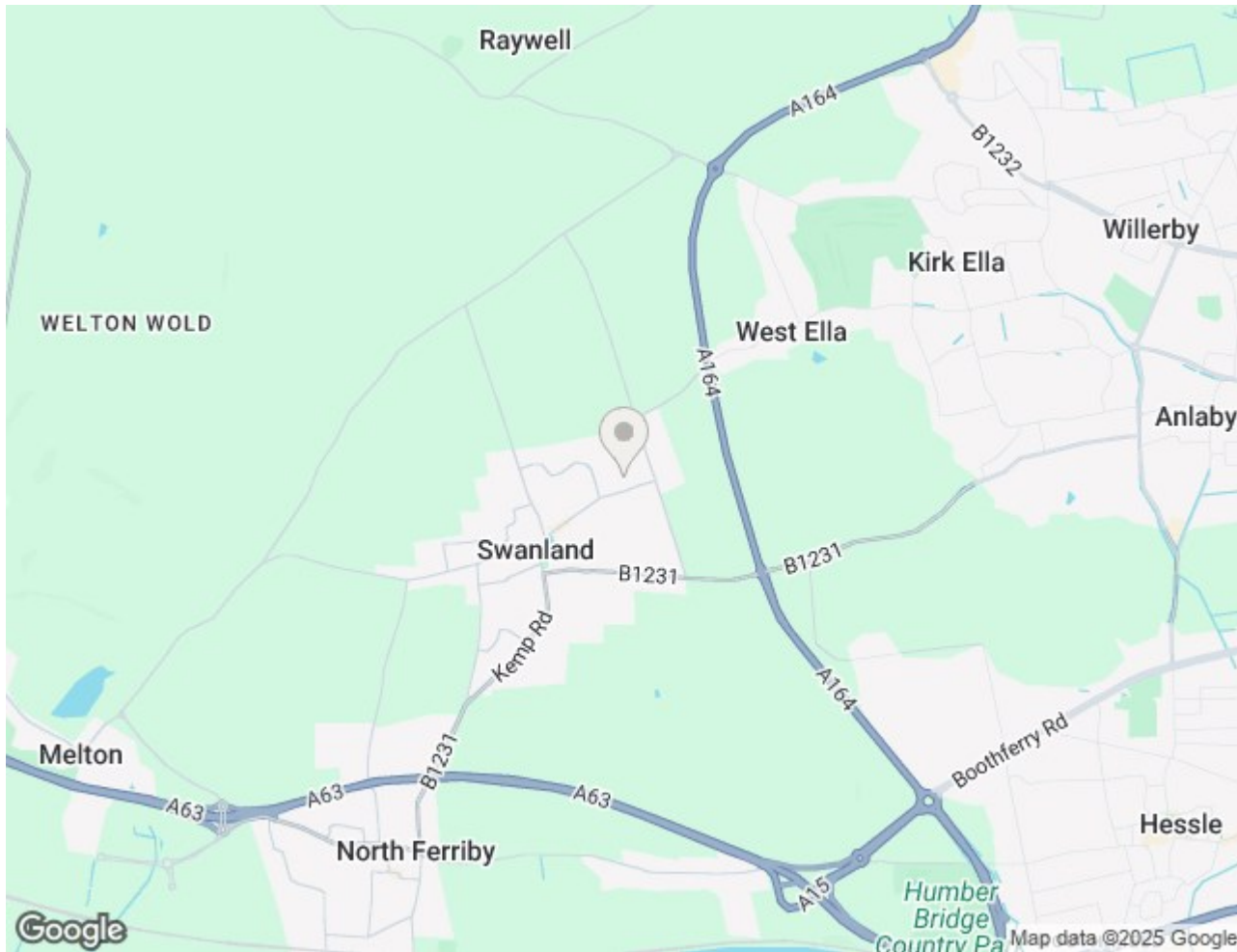
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

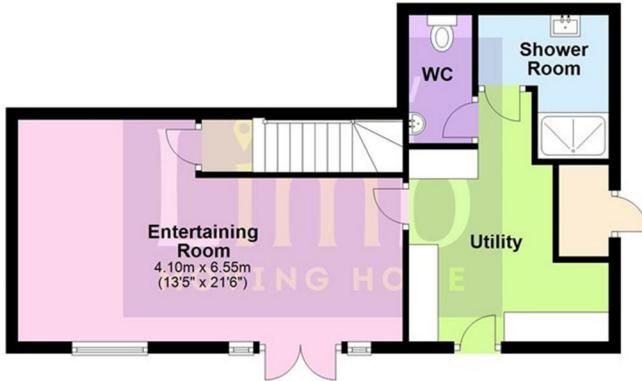
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Basement

Approx. 44.0 sq. metres (473.5 sq. feet)



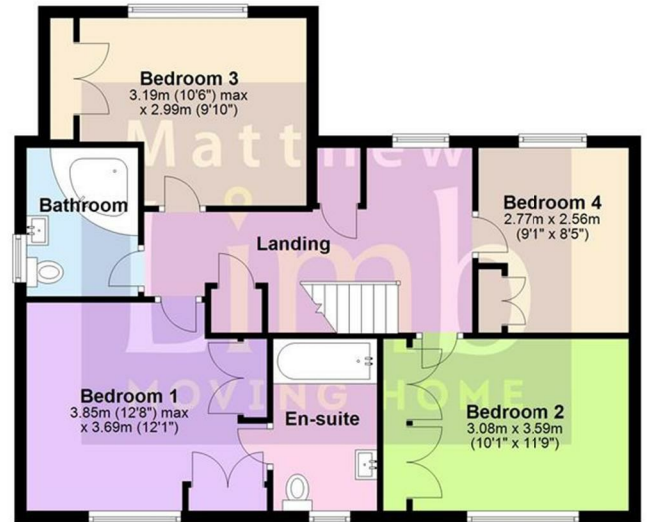
## Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)




## First Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



Total area: approx. 191.0 sq. metres (2055.4 sq. feet)

## 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>	74	81
(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	