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Limb
MOVING HOME



14 St. Marys Walk, Swanland, East Yorkshire, HU14 3BJ

- 📍 Superb Detached House
- 📍 High Specification
- 📍 Dining Kitchen
- 📍 Council Tax Band = G
- 📍 Five Beds/Three Baths
- 📍 Landscaped Rear Garden
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = C

Offers Over £600,000

INTRODUCTION

Situated within the esteemed village of Swanland, this superb double-fronted detached residence is a highlight of a prestigious 2007 development by acclaimed local builder, Messrs Scruton Homes. Constructed to a high-quality specification, the property boasts a shaker style kitchen with Quartz worktops and a central island, alongside luxurious Villeroy and Boch sanitaryware. Perfectly suited for family life, the thoughtfully designed and attractive accommodation presents a central hallway, cloaks/WC, formal lounge, day/dining room, rear living kitchen, and utility. The first floor offers four bedrooms, one with an ensuite, and a family bathroom, while the uppermost level is dedicated to a master suite featuring a beautiful bedroom and opulent ensuite.

Externally, a pillared entrance opens onto a block set forecourt and leads to a detached double garage. There is also an EV charger installed. The rear garden, enjoying a westerly aspect, has been thoughtfully landscaped to include a large patio directly behind the property, a lawn, and steps crafted from railway sleepers rising to a further lawn and patio space.

LOCATION

St. Marys Walk is a recent development by the well reputed local builders Messrs Scruton Homes and the architectural detail, high standard of craftsmanship and quality finish are evident upon entering the street scene. St. Marys Close is located in the centre of the village and whilst accessed by car from Chantry Way East, there is a pedestrian access to the south of the site leading directly on to West End close to the post office, chemist and a row of shops. 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 HALL

A central hallway with LVT flooring and an attractive staircase with cupboard under leading up to the first floor.



CLOAKS/W.C.

With suite comprising a concealed flush W.C., wash hand basin upon cabinet and LVT flooring.



LOUNGE

19'5" x 12'7" approx (5.92m x 3.84m approx)

Accessed via double doors from the hallway. Windows to both front and side elevations. The focal point is a feature wall mounted limestone fire surround housing a living flame gas fire with feature panelled backdrop. Moulded coving and recessed downlighters. Wall mounted TV point.



DINING / DAY ROOM

12'7" x 12'2" approx (3.84m x 3.71m approx)
Window to front and side elevations. LVT flooring.



LIVING KITCHEN

23'2" x 12'3" approx (7.06m x 3.73m approx)

Situated to the rear of the property with windows and double doors leading out to the rear patio. With stylish shaker style base and wall mounted units with sleek Quartz worktops and matching central island with breakfast bar peninsular. Integrated appliances include a double oven, induction hob with ceiling mounted extractor, dishwasher, wine chiller, undermount sink unit and housing for a fridge/freezer. LVT flooring, recessed downlighters and wall mounted TV point.



LIVING / DINING AREA



UTILITY ROOM

8'0" x 5'9" approx (2.44m x 1.75m approx)

With shaker style units, quartz worktops incorporating an undermount sink, plumbing for a washing machine and space for dryer. External access door to rear.



FIRST FLOOR

LANDING

Window to side elevation. Two useful storage cupboards and a further cupboard under the stairs leading up to the second floor.



BEDROOM 2

12'11" x 12'8" approx (3.94m x 3.86m approx)

With fitted wardrobes to one wall with sliding doors. Window to the front elevation.



EN-SUITE SHOWER ROOM

A contemporary suite with shower enclosure, fitted furniture with concealed flush W.C. and wash hand basin. Heated towel rail and tiled surround.



BEDROOM 3

12'5" x 11'2" approx (3.78m x 3.40m approx)
Window to the rear elevation.



BEDROOM 4

10'8" x 9'4" approx (3.25m x 2.84m approx)
Window to the front elevation.



BEDROOM 5

12'4" x 11'9" approx (3.76m x 3.58m approx)
Currently fitted as a study having a range of fitted cupboards and shelves. Window to the rear elevation. An access door leads to further storage space under the eaves.



BATHROOM

With luxurious suite comprising a shower enclosure, bath, low flush W.C. and plinth housing a Villery & Boch hand basin. Heated towel rail, tiled surround and tiled floor. Window to the front elevation.



SECOND FLOOR

Storage cupboard off and door to:

BEDROOM 1

13'8" x 15'4" approx (4.17m x 4.67m approx)

Measurements up to fitted wardrobes which run to one wall. Two windows to the front elevation.



EN-SUITE BATHROOM

12'9" x 6'3" approx (3.89m x 1.91m approx)

Having an attractive suite comprising a panelled bath with shower over and screen, low flush W.C. and plinth with matching drawers housing a Villeroy & Boch was hand basin. Tiled surround and flooring. Heated towel rail and recessed downlighters to ceiling.



OUTSIDE

Brick pillars stand either side of the block set entrance and forecourt with wrought iron railings and box hedging also running to the front. There is also an EV charger installed. The forecourt provides good parking and there is a detached double garage. The rear garden, enjoying a westerly aspect, has been thoughtfully landscaped to include a large patio directly behind the property, a lawn, and steps crafted from railway sleepers rising to a further lawn and patio space.



UPPER PATIO



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

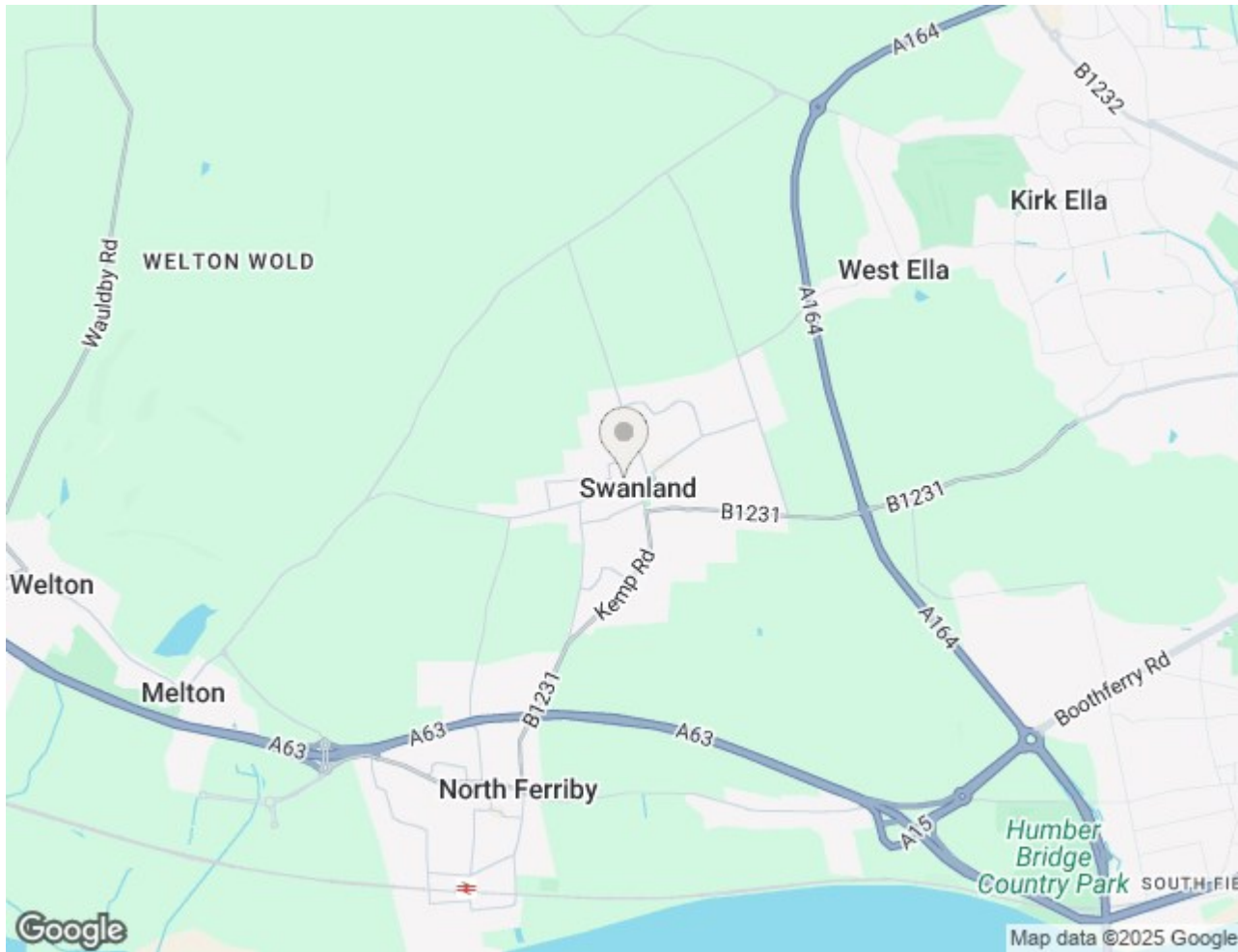
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 208.6 sq. metres (2245.6 sq. feet)
14 St Marys Walk, Swanland

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	