

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*3 Manor Road, Swanland, East Yorkshire, HU14 3NZ*

- 📍 Spacious Family Home
- 📍 4 Beds / 2 Baths
- 📍 Two Reception Rooms
- 📍 Council Tax Band = E

- 📍 Stylish Dining Kitchen
- 📍 Fabulous South Facing Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

**£475,000**



## INTRODUCTION

This spacious detached house is set on a popular street in the highly desirable village of Swanland, offering an ideal setup for a growing family. The well-designed floor plan provides ample space and flow throughout the home. The ground floor features a bright dual-aspect lounge and a versatile second reception room. The stylish dining kitchen is a standout, equipped with modern integrated appliances and connecting to a rear lobby and a dedicated utility/laundry room. A downstairs cloaks/W.C. completes the main level.

Upstairs, the home continues to impress with four double bedrooms. The primary suite includes its own en-suite shower room, while two other bedrooms have fitted wardrobes. Practicality is a key feature of this property, with a gravelled driveway at the front providing plenty of off-street parking. The south-facing rear garden is perfect for outdoor living, featuring a large lawn and a patio, surrounded by attractive, mature borders that provide privacy and a picturesque backdrop.



## LOCATION

The property is situated on the south side of Manor Road which lies between Kemp Road and West Leys Road. 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 the 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE PORCH

With tiled floor and door to the entrance hall.

## ENTRANCE HALL

With tiled floor and staircase leading up to the first floor.



## CLOAKS/W.C.

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

## RECEPTION ROOM

Versatile room with window to the front elevation.



## LOUNGE

Enjoying a dual aspect with window to front and French doors leading out to the rear garden. Double oak doors lead through to the dining kitchen.



## DINING KITCHEN

Having a range of shaker style base and wall units with laminator worktops incorporating a ceramic sink and drainer, double oven, induction hob with filter above, fridge/freezer and dishwasher. Tiled floor and window to rear.





*DINING AREA*



*REAR LOBBY*

With access doors to both the front and rear.

## UTILITY/LAUNDRY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer. Wall mounted gas central heating boiler, window to front.



## FIRST FLOOR

### LANDING

Spacious landing area with loft access hatch and window to the front elevation.

### BEDROOM 1

With window to front.



## EN-SUITE SHOWER ROOM

With shower enclosure, wash hand basin and low flush W.C. Fully tiled to walls and floor.



## BEDROOM 2

Window to the front elevation.





## BEDROOM 3

With fitted wardrobes, cylinder/airing cupboard and window to rear.



## BEDROOM 4

With fitted wardrobes and window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, heated towel rail and window to rear.



## OUTSIDE

A gravelled driveway extends to the front providing plenty of off-street parking with a lawn and attractive shrubbery. The south-facing rear garden is perfect for outdoor living, featuring a large lawn and a patio, surrounded by attractive, mature borders that provide privacy and a picturesque backdrop.





## 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 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

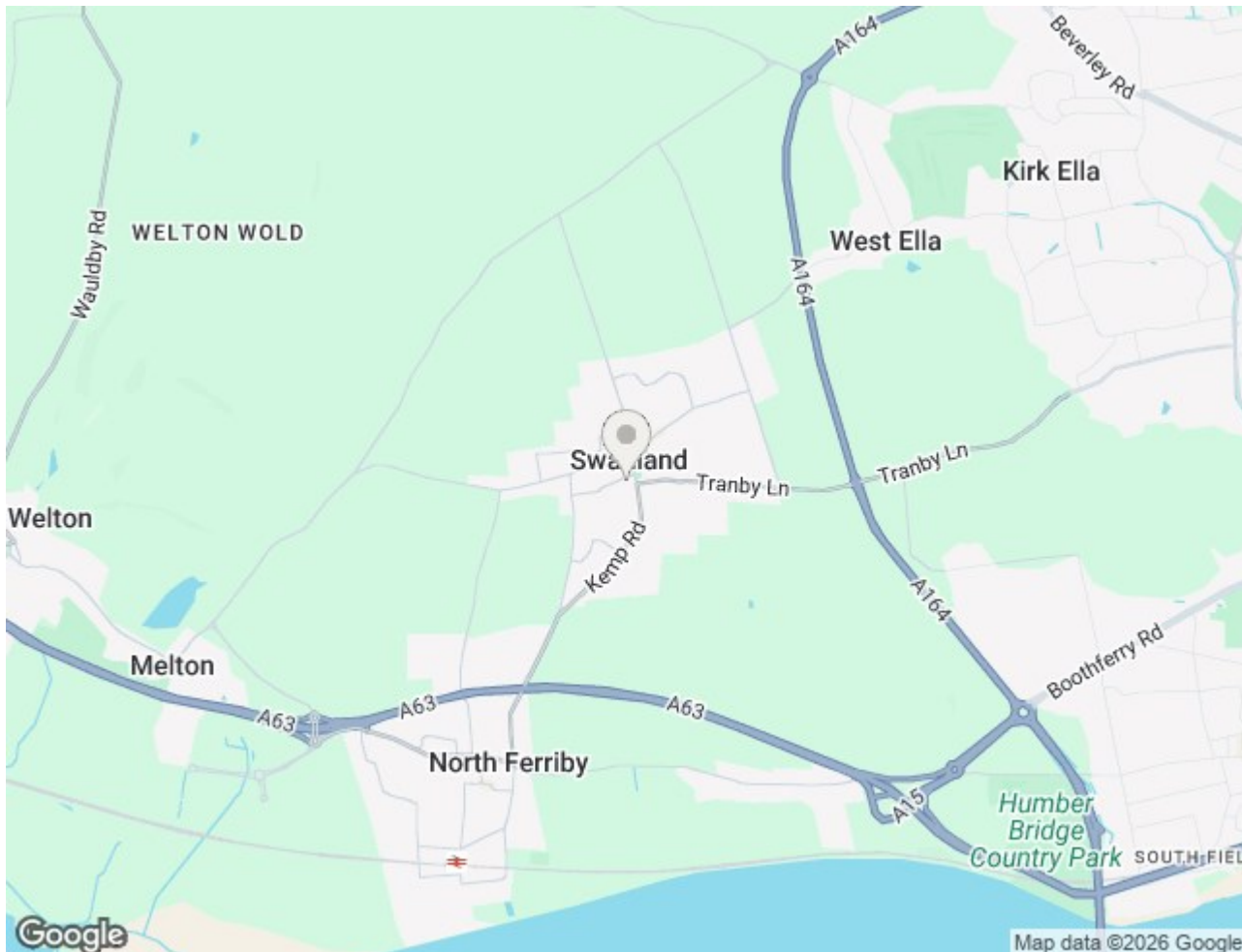
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

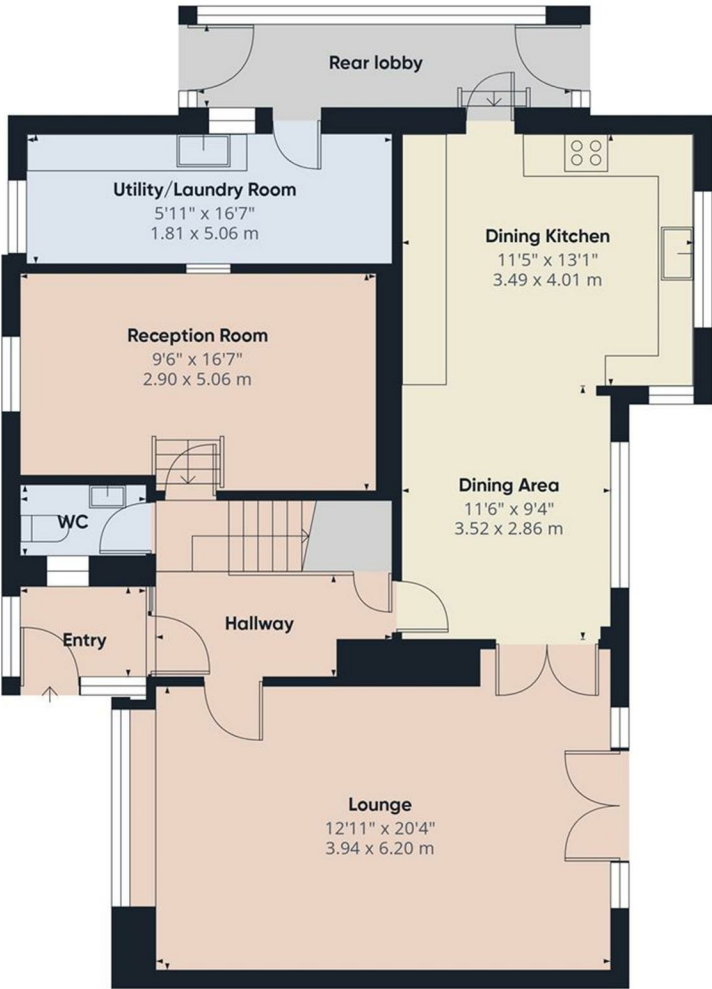
## PHOTOGRAPH DISCLAIMER

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.





Floor 0



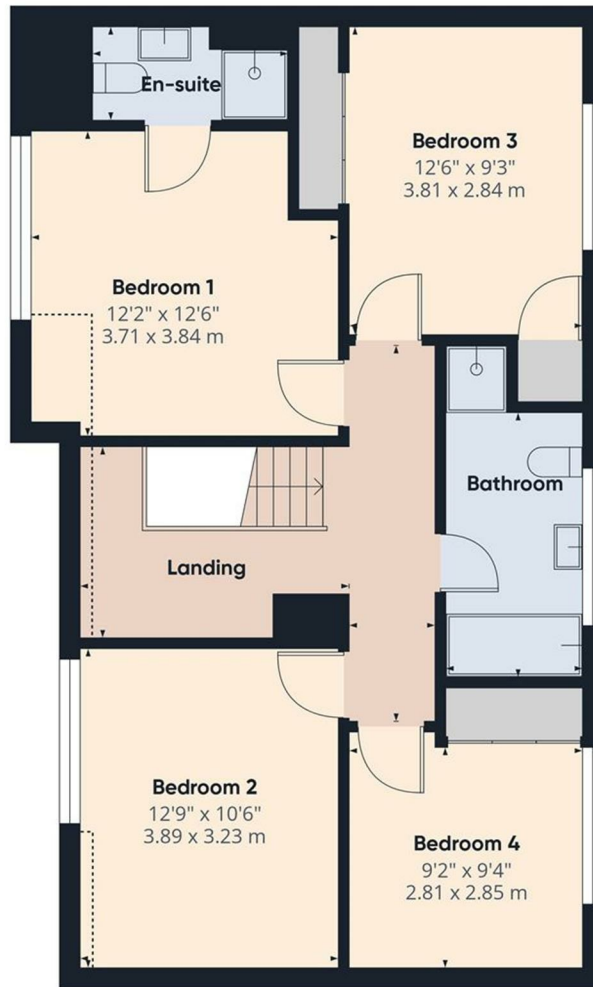
Approximate total area<sup>(1)</sup>  
988 ft<sup>2</sup>  
91.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Floor 1



**Approximate total area<sup>(1)</sup>**

730 ft<sup>2</sup>  
67.8 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces


**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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>	<b>68</b>	<b>77</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	