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Limb
MOVING HOME



4 West Wold, Swanland, North Ferriby, HU14 3PT

- 📍 Stunning Detached House
- 📍 A Redrow "Lifestyle" Home
- 📍 Three Double Bedroom Suites
- 📍 Council Tax Band = F
- 📍 Fabulous Living Kitchen
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£475,000

INTRODUCTION

Luxury Living: The Ultimate 3 Bedroom En-Suite Lifestyle

Prepare to be impressed by the generous room sizes and high ceilings of this superb modern home. Designed as the "Leamington Lifestyle" house type by Redrow, this property boasts a luxurious configuration featuring three double bedrooms. Two of these benefit from fitted wardrobes, and the main bedroom is further enhanced by a walk-in wardrobe. Each double bedroom is generously served by its own en-suite shower or bathroom.

The stand-out specification is evident throughout, from the beautiful dining kitchen—fitted with a stunning range of units, silestone worktops and premium appliances—to the separate, relaxing lounge. Outside, the property offers curb appeal with an open lawned garden extending across the front, adjacent to which a side drive leads to the single detached garage. There is an EV charger installed. Enjoy a south-facing aspect to the rear, overlooking adjoining playing fields, ensuring the garden is not directly overlooked and providing a highly desirable level of privacy. Viewing this beautifully appointed and thoughtfully upgraded home is an absolute must.

LOCATION

West Wold is a prestigious recent development by Redrow Homes which is situated, off West Leys Road. Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. 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 mins driving distance away in Brough which provides intercity connections.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

With storage cupboard and staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Amtico flooring and feature circular window to the front elevation.



LOUNGE

With Clairemont stone fireplace housing an electric fire. Bay window with plantation shutters to the front elevation.



OPEN PLAN LIVING KITCHEN

The heart of the house, this fabulous kitchen provides views of the rear garden and double doors lead out to the patio. The kitchen has an extensive range of stylish shaker style units with Silestone worktops incorporating an inset sink unit with waste disposal and instant boiling water tap. Integrated appliances include 2 ovens, induction hob with extractor above, fridge/freezer and dishwasher. Amitco flooring throughout the kitchen.



KITCHEN/DINING AREA



LIVING AREA



UTILITY

With fitted units, Silestone worktops, inset sink, plumbing for a washing machine and space for dryer. External access door to side



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

Bay window with plantation shutters to the front elevation.



DRESSING ROOM

With fitted hanging rails and shelving.



EN-SUITE BATHROOM

With luxurious suite comprising a bath, walk in shower with rainhead and hand held shower system with Aqualisa Digital Control, vanity unit with wash hand basin with LED demister mirror above, and low flush W.C.. Fully tiled to walls and floor, inset spot lights, heated towel rail and window with plantation shutters to the front elevation.



BEDROOM 2

With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure with rainhead and handheld shower system with Aqualisa Digital Control, vanity unit with wash hand basin with LED illuminated mirror cabinet above, and low flush W.C. Tiled floor, part tiling to walls, heated towel rail, inset spot lights and window to rear.



BEDROOM 3

With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

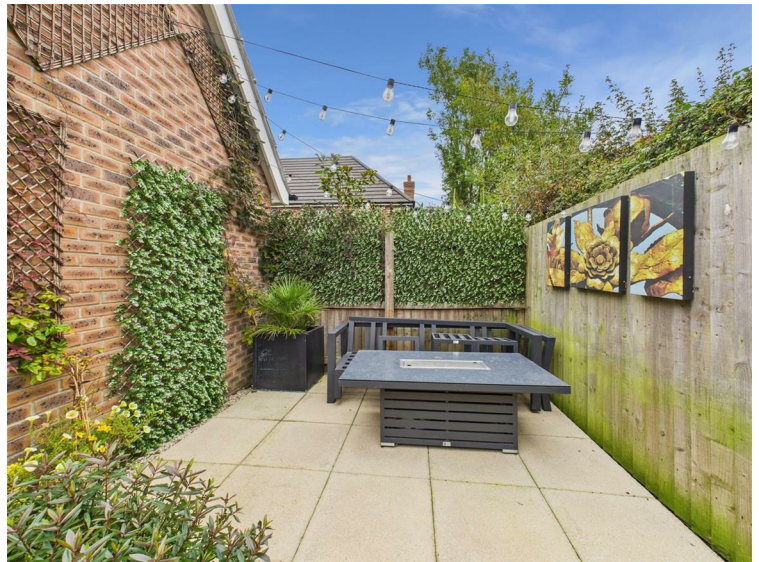
With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail, inset spot lights and window to side.



OUTSIDE

Outside, the property offers curb appeal with an open lawned garden extending across the front, adjacent to which a side drive leads to the single detached garage. There is an EV charger installed.

The rear garden is beautifully designed for enjoyment and relaxation. It features attractive, well-maintained landscaping, including paved patio areas, a neat lawn, and defined planting beds, all enclosed by perimeter fencing. There is also an external water tap. Crucially, the garden enjoys a highly sought-after south-facing aspect and adjoins local playing fields, ensuring the space is not directly overlooked. This provides a superb, private environment perfect for summer dining and entertaining.



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 F. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

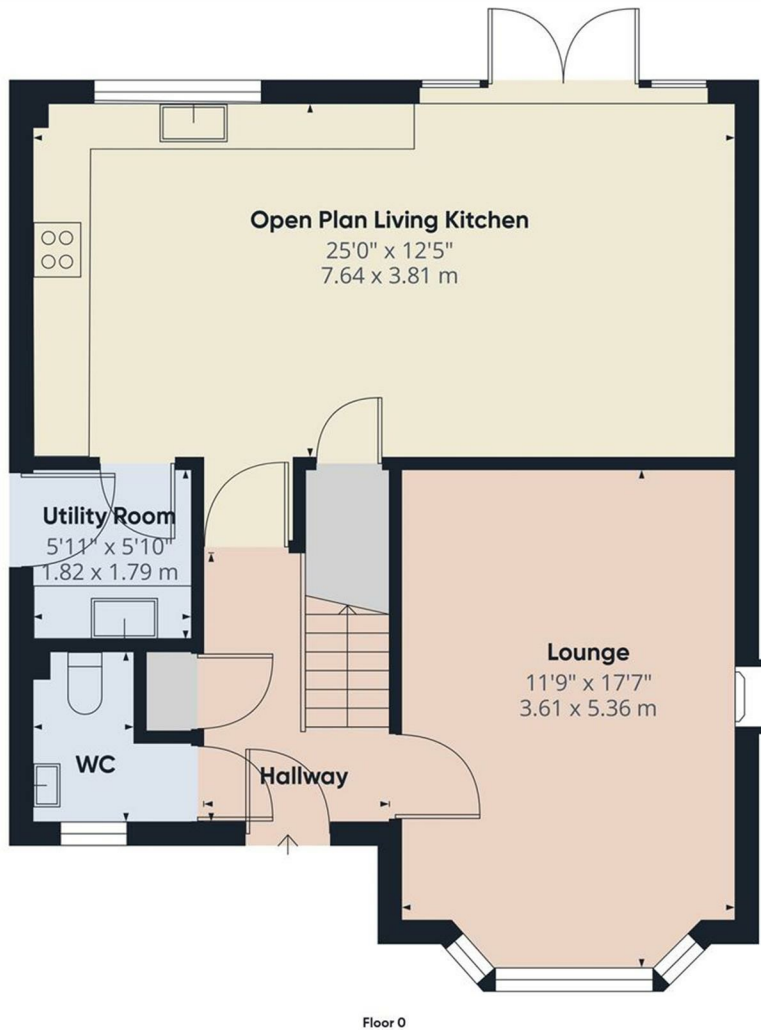
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

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.



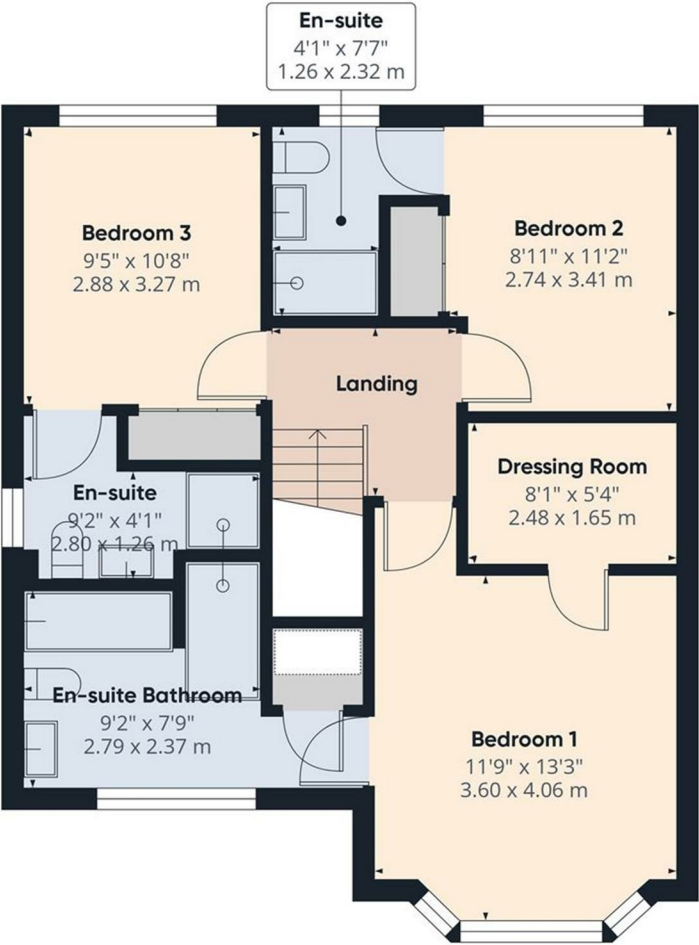


Approximate total area⁽¹⁾
677 ft²
62.9 m²

(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^m
633 ft²
58.7 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	