

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*12 West Leys Park, Swanland, East Yorkshire, HU14 3LS*

- 📍 Detached Bungalow
- 📍 Ready to Move Into
- 📍 4 Bedrooms
- 📍 Council Tax Band = F

- 📍 Good Sized Plot
- 📍 Sought After Location
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

**£599,950**

## INTRODUCTION

Ready to move straight into with no forward chain is this particularly spacious detached bungalow which occupies a good sized plot in a highly desirable location between Kemp Road and West Leys Road in Swanland. The property has been subject to a programme of modernisation and boasts a variety of new fittings including a superb open plan living kitchen. Features also include a large living room, en-suite bedroom, three further double bedrooms, shower room plus separate W.C.. The accommodation is depicted on the attached floorplan and has the benefit of gas fired central heating to radiators and uPVC double glazing. The property is well set back from the road with sizable lawn to the front and a block set forecourt provides extensive parking facilities. The rear garden enjoys a southerly aspect and much privacy.



## LOCATION

This sought after residential location runs between Kemp Road and West Leys Road and comprises a number of fine properties. Swanland has a beautiful centre where a number of shops can be found including a convenience store/post office, chemist and coffee shop. 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 school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available locally. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 10 minutes driving distance away in Brough providing intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

A light an airy porch with tiled floor. Further door providing entry into the hallway.

### HALLWAY

A spacious and welcoming hallway with cloaks and airing cupboard situated off.



## CLOAKS/W.C.

With suite comprising low level W.C., wash hand basin with cabinet.

## LIVING ROOM

Situated to the rear of the property with aspects to three sides enjoying views across the garden and a door opening out to the patio. This spacious room can be configured in a variety of ways. There is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire. A feature archway with bespoke double doors lead through to the living kitchen.



## LIVING KITCHEN

Having been remodelled to create a superb modern design, this particularly spacious room is light and airy with windows to the west allowing light to flood in. The kitchen has an extensive range of recently installed contemporary units with quartz work surfaces. There is an integrated AEG oven and grill/second oven, five ring gas hob, extractor hood above, undercounter sink with mixer tap, dishwasher, central island with breakfast bar peninsular, housing for an American style fridge freezer.





## BEDROOM 1

With an extensive range of fitted wardrobes, window to rear elevation.



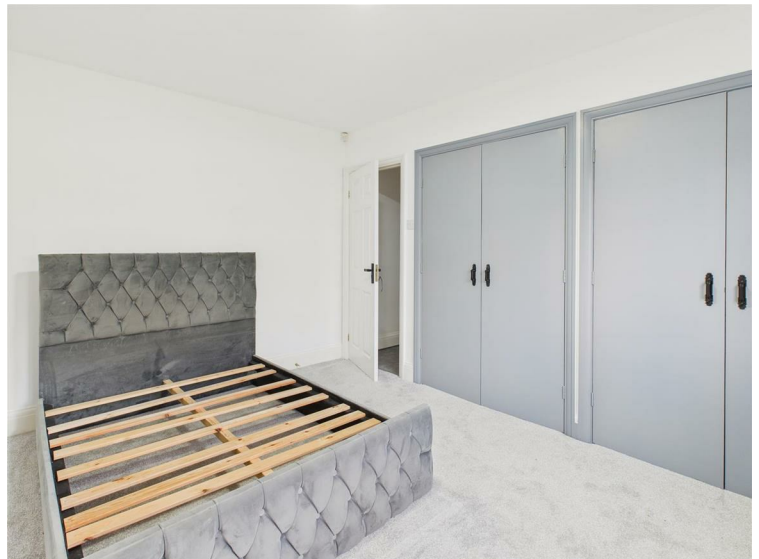
## BEDROOM 2

With an extensive range of fitted wardrobes, window to rear elevation.



## BEDROOM 3

With two double built in wardrobes and window to front elevation.



## SHOWER ROOM

Having fully tiled walls and suite comprising a low level W.C., wash hand basin with cabinet, "walk in" shower area with glazed partition, heated towel rail.



## BEDROOM 4

Windows to two elevations, fitted wardrobing.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin in cabinet, shower enclosure with handheld and rainhead shower system, heated towel rail.



## OUTSIDE

The property occupies a good sized plot with an extensive lawned garden to the front and ornamental shrub borders. A block set driveway and forecourt provides parking for several vehicles. The rear garden enjoys a southerly facing aspect with a patio area, lawn and mature borders which provide seclusion. There is also a garden shed and greenhouse.



## 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

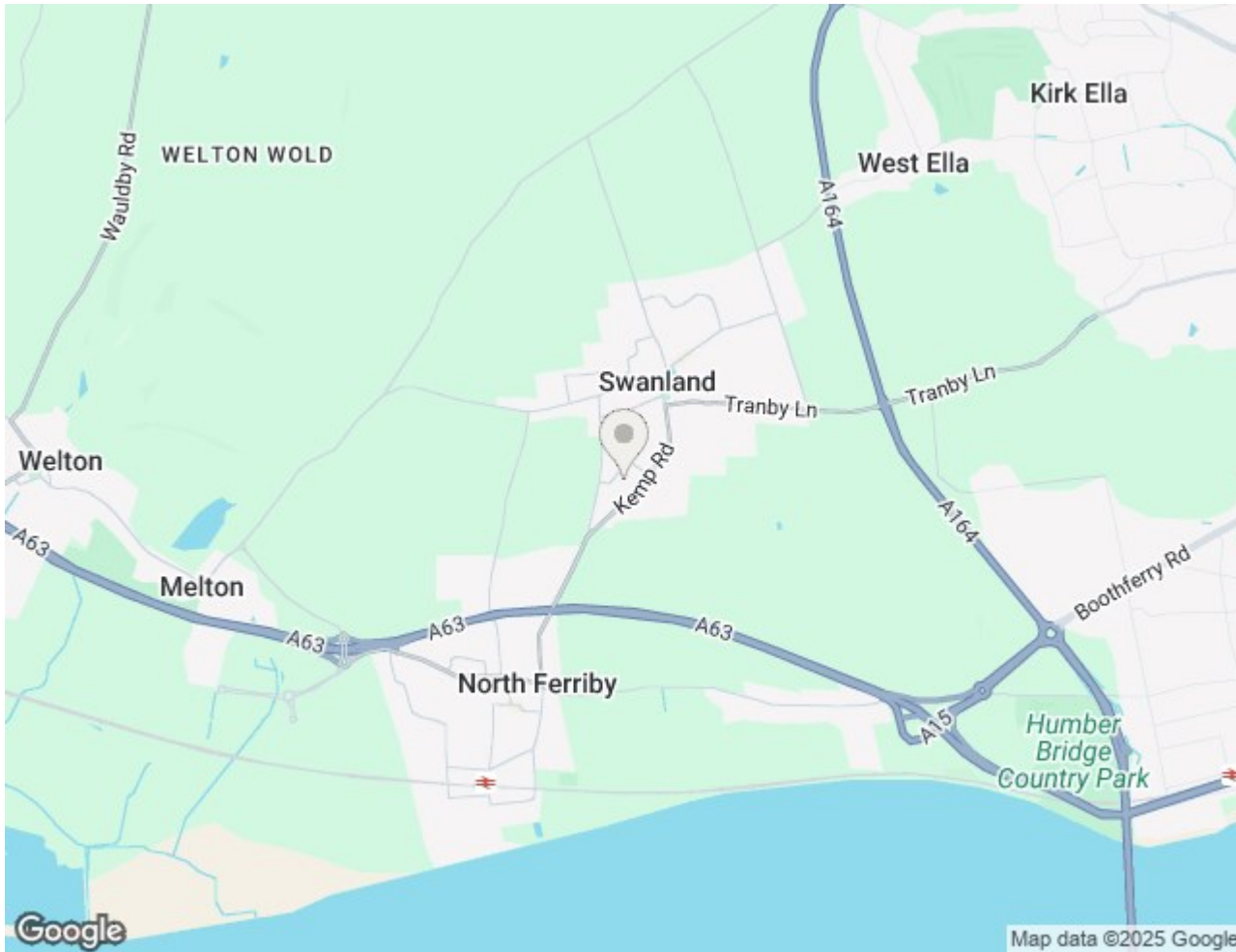
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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<sup>(1)</sup>**  
1777 ft<sup>2</sup>  
164.8 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

## Energy Efficiency Rating

|                                                                                                                                      | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                                                                                          |         |           |
| (92 plus) A                                                                                                                          |         |           |
| (81-91) B                                                                                                                            |         |           |
| (69-80) C                                                                                                                            |         | 80        |
| (55-68) D                                                                                                                            | 58      |           |
| (39-54) E                                                                                                                            |         |           |
| (21-38) F                                                                                                                            |         |           |
| (1-20) G                                                                                                                             |         |           |
| 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) A                                                                                                                            |         |           |
| (81-91) B                                                                                                                              |         |           |
| (69-80) C                                                                                                                              |         |           |
| (55-68) D                                                                                                                              |         |           |
| (39-54) E                                                                                                                              |         |           |
| (21-38) F                                                                                                                              |         |           |
| (1-20) G                                                                                                                               |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |