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Matthew  
**Limb**  
MOVING HOME



*Easenby Farm, Easenby Close, Swanland, East Yorkshire, HU14 3NP*

- 📍 Fabulous New Development
- 📍 High Spec Homes
- 📍 Contemporary Living
- 📍 3 Bedroom
- 📍 Delightful Location
- 📍 Sought After Village
- 📍 Reserve Now!
- 📍

*Prices From £279,999*



**INTRODUCTION**

"Easenby Farm" is a fabulous new development of high quality three bedroom cottage style homes in a delightful location on the fringe of this most desirable village. Under construction, with reservations now being taken, an intending purchaser has the opportunity to influence colour schemes and fittings if not already on order. Thoughtfully designed and being built to an exacting standard with a high contemporary specification, these outstanding homes have great appeal. Spaciously proportioned, the properties will have the luxuries of modern living and early reservation is recommended. Gardens extend to the rear and parking will be provided to the front of the property or to the side with Plot 5 having its own garage and side drive.



**LOCATION**

This superb new development of only 8 dwellings lies at the bottom of Easenby Close, an attractive cul-de-sac situated off Main Street, to the eastern fringe of the village centre. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, doctor's surgery, 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.



### *AVAILABILITY*

Plot 1 3 Bed £285,000  
Plot 2 3 Bed £279,999  
Plot 3 3 Bed £279,999  
Plot 4 3 Bed £295,000  
Plot 5 3 Bed, with garage SOLD  
Plot 6 3 Bed SOLD  
Plot 7 3 Bed SOLD STC  
Plot 8 3 Bed SOLD

### *CONDITIONS OF SALE*

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

### *TENURE*

Freehold

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *VALUATION SERVICE*

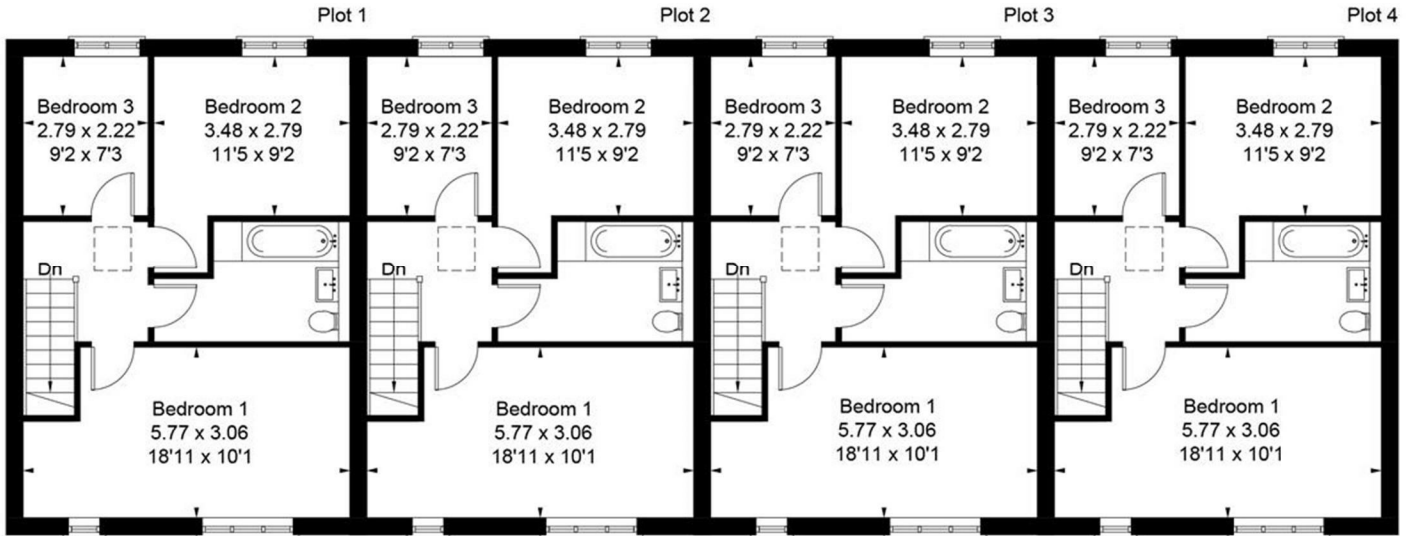
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

### *VIEWING APPOINTMENT*

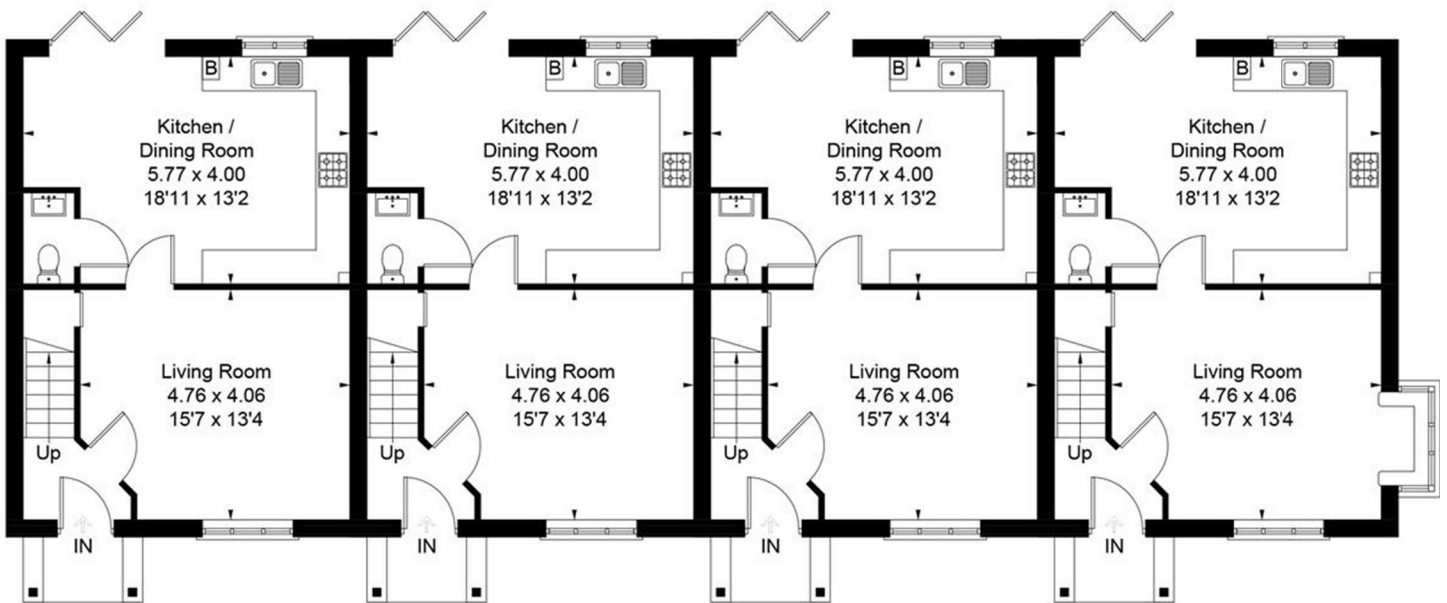
TIME .....DAY/DATE .....

SELLERS NAME(S) .....





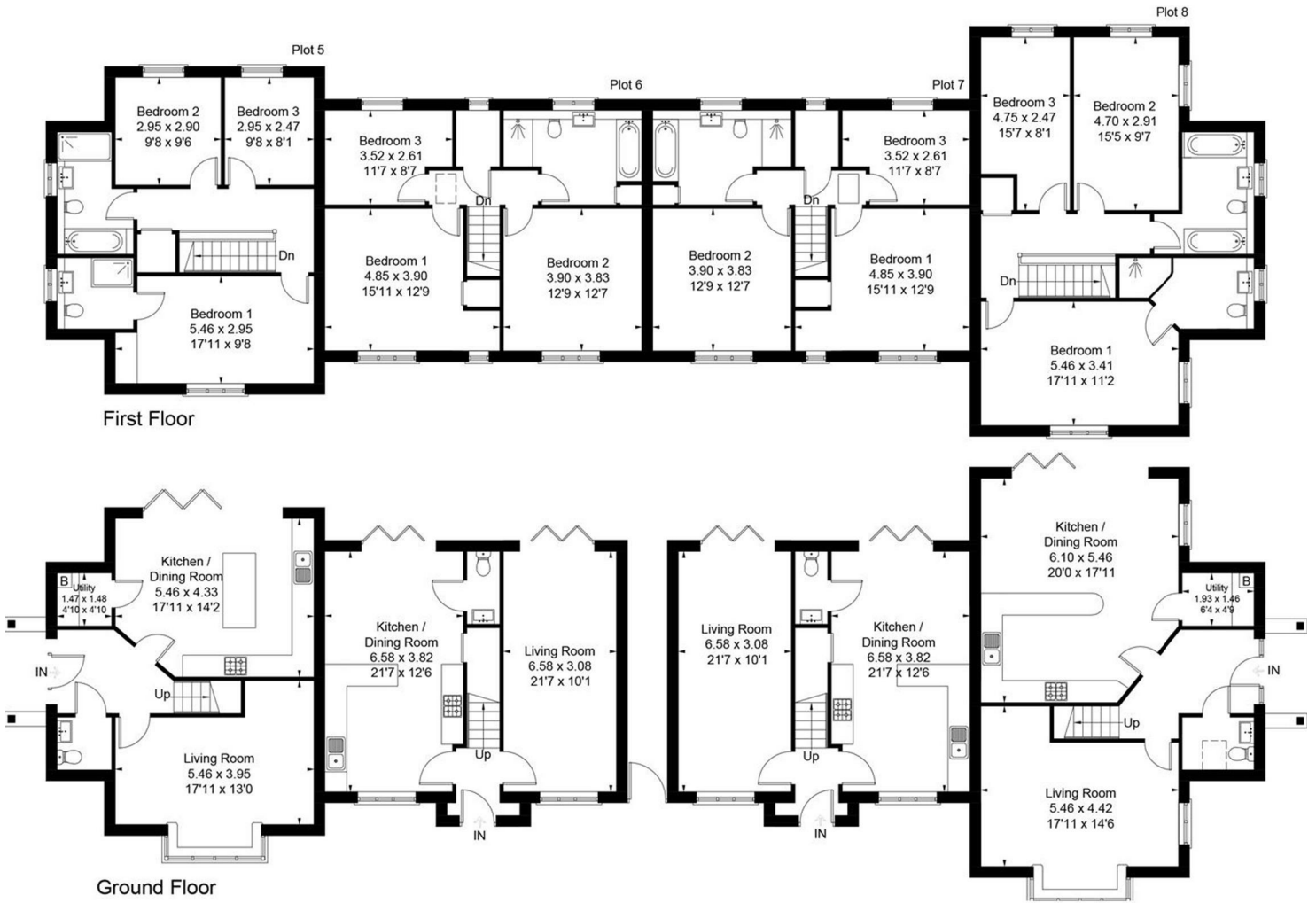
First Floor




Ground Floor

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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>		
(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	