

Whitakers

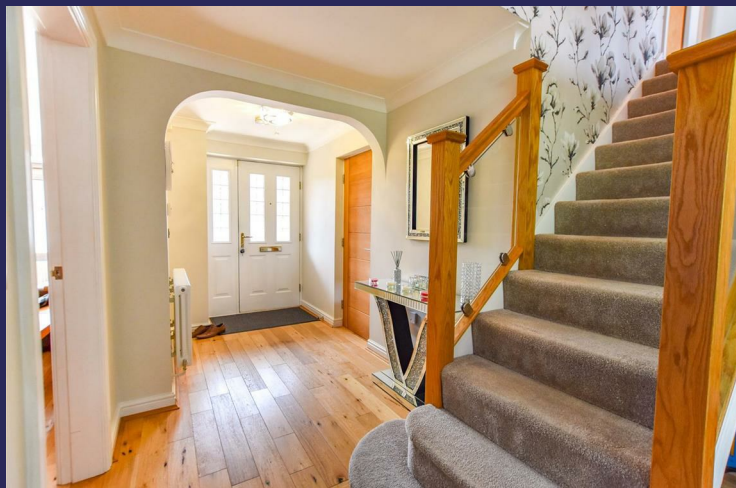
Estate Agents



42 Sykes Close

, Swanland, HU14 3GD

Offers In Excess Of £569,950



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Description

No Onward Chain! - For Sale or To Let!

This CONTEMPORARY immaculate five bed DETACHED family home is situated down an exclusive CUL DE SAC in the much sought after village of SWANLAND.

Offered to the market as MOVE INTO CONDITION, the spacious accommodation offers versatility for the growing family and is arranged over two floors, briefly comprising, Entrance Hall, front lounge, dining room, Office / Study, fantastic open plan fitted kitchen / diner with GRANITE WORK SURFACES and KITCHEN ISLAND with access to the utility room, useful W.C., Integral garage with electric up and over door.

The first floor boasts FIVE GOOD BEDROOMS (master and bed two both with En suite facilities) together with the well appointed family bathroom suite.

Externally to the front is a private garden with Laurel hedging and a double driveway leading to the large double garage with its electric up and over door, the rest is laid to lawn grass. The rear garden is the real show stopper, with its additional walled secret garden making this one of the largest plots on the development.

Early viewings advised to fully appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance

The entrance has engineered Oak flooring and Oak internal doors and feature staircase with glass inserts and Oak balustrade, central heating radiator, access to the integral garage

WC

With low flush W.C, vanity unit with wash basin, central heated towel rail and tiled flooring.

Dining Room

14'3 x 8'10 (4.34m x 2.69m)

UPVC double glazed French doors leading out to the garden, central heating radiator., feature glass brick divide.

Lounge

16'6 x 11'9 (5.03m x 3.58m)

Engineered Oak flooring and UPVC double glazed bay window which lets the natural light flood the room, Gas fire with Granite hearth and surround. Two central heating radiators.

Kitchen / Day Room

19'1 x 16'6 (5.82m x 5.03m)

This contemporary fitted kitchen is situated at the rear of the property, immaculately presented and offering a wide range of fitted high gloss floor and eye level units with Granite work surfaces, central island and breakfast bar. Appliances include; Induction Hob with canopy above, integrated AEG oven and Microwave, AEG Electric Hob, Phillips Whirlpool Dishwasher, Blomberg

Fridge-Freezer and Caple Wine cooler. Porcelain tiled flooring and space dedicated for a dining table. UPVC double glazed windows and French doors lead out to the garden and sun terrace. One vertical central heating radiator. Access to the utility room.

Study / Office

8'5 x 7'0 (2.57m x 2.13m)

With UPVC double glazing and central heating radiator.

Utility Room

Fitted with a range of floor and eye level units with under counter space for an automatic Washing Machine and Tumble Dryer. Tiled flooring and personnel door leading out to the garden, vertical central heating radiator and housing the central heating boiler.

First Floor

Landing

Large spacious landing providing access to all the bedrooms and the house bathroom suite. With feature Oak balustrade and glass inserts, cupboard with hot water cylinder and access to the loft space. Central heating radiator.

Master Suite

12'10 x 11'9 (3.91m x 3.58m)

This well proportioned room boasts a range of fitted recessed wardrobes with sliding doors and UPVC double glazed window. Central heating radiator and access to the En suite.

En Suite

Contemporary suite comprising walk in shower enclosure with Aqualista pumped shower, vanity sink unit and a low flush W.C, contrasting tiling and UPVC privacy window to the side aspect.

Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)

With a range of fitted wardrobes with sliding doors, UPVC double glazed window and central heating radiator. Access to En Suite.

En Suite

Well appointed suite with walk in shower enclosure and Aqualisa pumped shower, vanity unit and low flush W.C, UPVC double glazed window and central heating radiator. Contemporary tiling to floor and walls and a UPVC double glazed window.

Bedroom Three

11'7 x 8'10 (3.53m x 2.69m)

With a range of fitted wardrobes, UPVC double glazed window and central heating radiator.

Bedroom Four

12'0 x 8'10 (3.66m x 2.69m)

With a range of fitted wardrobes, UPVC double glazed window and central heating radiator.

Bedroom Five

13'3 x 8'0 (4.04m x 2.44m)

With a range of fitted wardrobes and UPVC double glazed window, central heating radiator.

Tel: 01482 657657

Bathroom Suite

This well presented room incorporates an oval oversized bath with shower attachment, low flush W.C, central heated towel rail, wall mounted wash basin with floor and wall tiling.

External

Situated down a much sought after Cul De Sac in Swanland with other similar executive style detached properties, boasting a corner plot with additional secret walled garden making this property one of the largest plots on the development. Double driveway leading to the double garage with electric up and over door, and well established Laurel hedging which provides privacy to both the front and side elevation, both the front and rear garden are mainly laid to lawn, the rear garden is partially tiled creating an ideal area to enjoy the sun in the warmer months and enjoy Al Fresco dining the perfect entertainment area. Large timber outbuilding with full power, lighting and wi-fi. The extended plot to the side has a walled and timber boundary and mainly laid to lawn meaning you can get the sun at most times of the day. External up lighting and downlighting, CCTV installed.

Cabin

13'6 x 7'8 (4.11m x 2.34m)

With power, lighting and wi-fi.

Front external

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Tenure

The property is freehold

Council Tax

Local Authority - East Riding Of Yorkshire
Band - G



Road Map



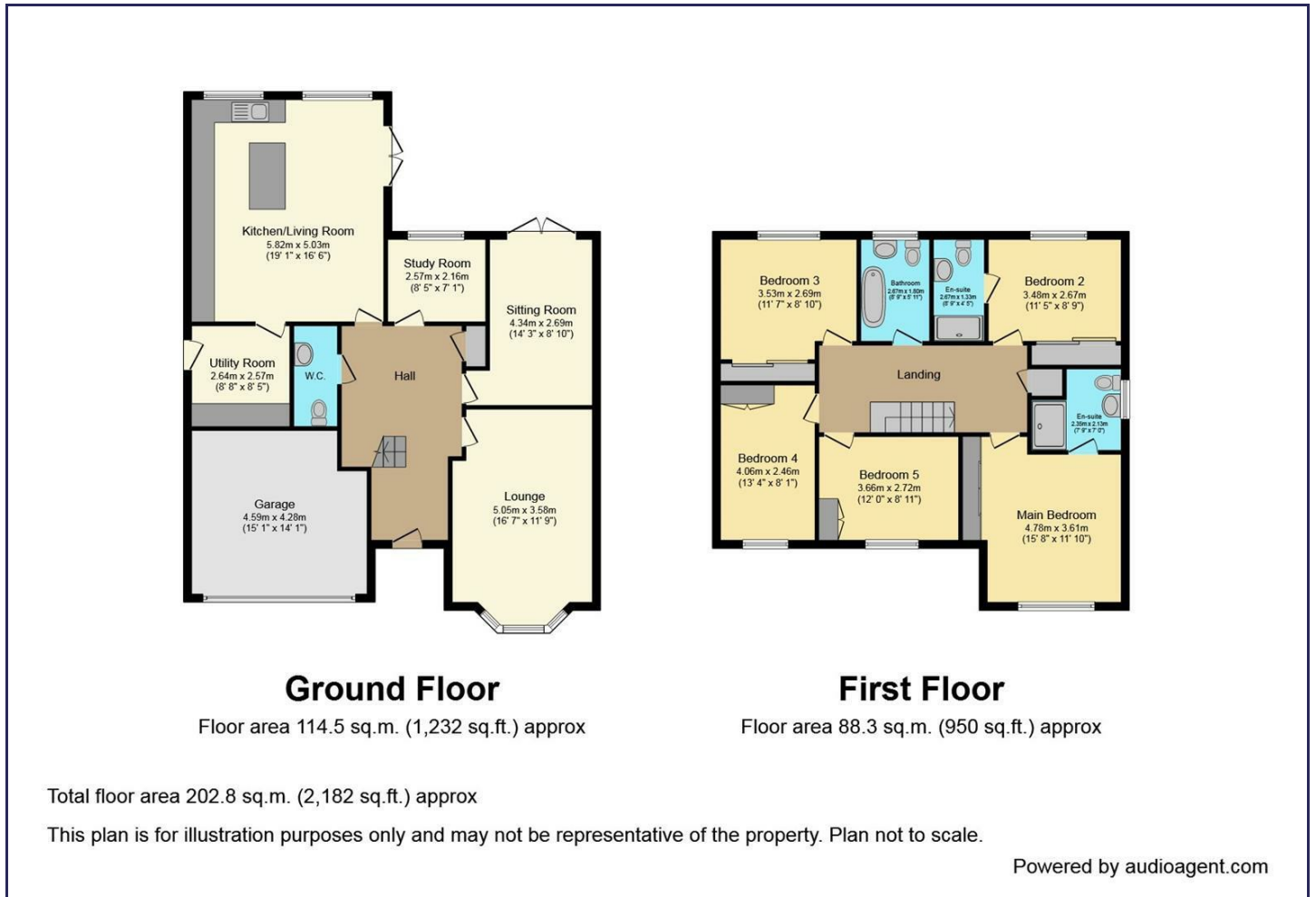
Hybrid Map



Terrain Map



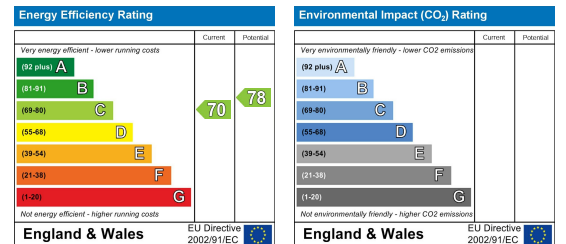
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.