

Whitakers

Estate Agents



25 Chantry Way East, Swanland, HU14 3QF

£359,995

This exceptionally well presented link detached true bungalow has been significantly extended over the years to provide spacious and versatile accommodation, which briefly comprises: entrance hall, contemporarily fitted breakfast kitchen, lounge with feature gas stove, garden room, dining room/bedroom three, inner hallway, two double size bedrooms - one with an en-suite shower cubicle and a well appointed modern fitted bathroom.

The property stands within attractively landscaped grounds and a private driveway provides off street parking provision for several vehicles and leads to a single garage.

Benefiting from having gas fired central heating and Upvc double glazing together with Upvc fascias, soffits and guttering for ease of maintenance.

An internal viewing is most highly recommended to fully appreciate the quality and wealth of accommodation afforded by this absolutely stunning property.

Location

The property is situated on Chantry Way East in the sought after West Hull Village of Swanland. There are a number of local shops available together with recreational facilities and amenities, a well regarded Primary School and Secondary Schooling at the nearby South Hunsley academy. Convenient access to the A63 leading into Kingston-upon-Hull to the East and the M62 to the West.

The Accommodation Comprises

Front External



Entrance Hall



An external composite entrance door with three decoratively leaded and frosted double glazed panel inserts together with a Upvc frosted double glazed sidelight leads into the entrance hall. Having a central heating radiator, dado railing to the walls, coving to the ceiling, an engineered oak wood finish to the floor and a built-in double cloaks cupboard.

Fitted Breakfast Kitchen 13'8" x 15'0" (maximum measurements) (4.17m x 4.59m (maximum measurements))



Being fitted with a comprehensive range of quality units in a high gloss finish in grey with polished steel effect fittings comprising: wall mounted

eye-level units, drawers and base units with a complementary fitted wood effect worksurface over which incorporates a composite one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Neff' electric oven, a 'Neff' microwave, a 'Neff' induction hob with a stainless steel and glazed extractor canopy hood above. Having an integrated dishwasher, space for a larder style fridge freezer, plumbing for an automatic washing machine, a central heating radiator, a Upvc double glazed window to the rear elevation and a composite entrance door with a frosted double glazed panel insert leading onto the rear garden. There is an engineered oak wood finish to the floor, a tiled splashback finish to the walls, recessed spotlighting and a loft hatch access to the ceiling. Concealed within a wall mounted unit is the 'Ideal' boiler.

Lounge 20'11" x 12'0" (6.39m x 3.66m)



The focal point of the room being the feature fireplace with an exposed brick and pebble rendered recess to the chimney breast with stone plynth above housing a gas stove situated on flag stones with a marble effect hearth and an oak wood mantle piece above. There is a central heating radiator, coving and an ornate rose to the ceiling and a Upvc double glazed and decoratively leaded bay window to the front elevation. An opening leads from the lounge into the garden room.

Garden Room 10'11" x 9'1" (3.34m x 2.78m)



Having a central heating radiator, an engineered oak wood finish to the floor, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors to the side elevation leading onto the rear garden. Internal glazed double doors lead from the garden room into the dining room/bedroom three.

Dining Room / Bedroom Three 14'7" x 9'10"
(4.46m x 3.00m)



Having fitted dresser style storage comprising; an illuminated glazed display unit, a further storage unit, shelving and low level storage cupboards. There is a central heating radiator, a Upvc double glazed window to the rear elevation and an engineered oak wood finish to the floor.

Inner Hallway



An archway leads from the entrance hall into the inner hallway. Having dado railing to the walls, coving to the ceiling, and an engineered oak wood finish to the floor.

Bedroom One 12'4" (to front of wardrobes) x
10'10" (3.77m (to front of wardrobes) x 3.32m)



Being fitted with a full bank range of wardrobes with sliding doors, a central heating radiator, coving to the ceiling and a Upvc double glazed and decoratively leaded window to the front elevation.

Bedroom Two 11'10" x 9'8" (3.63m x 2.95m)



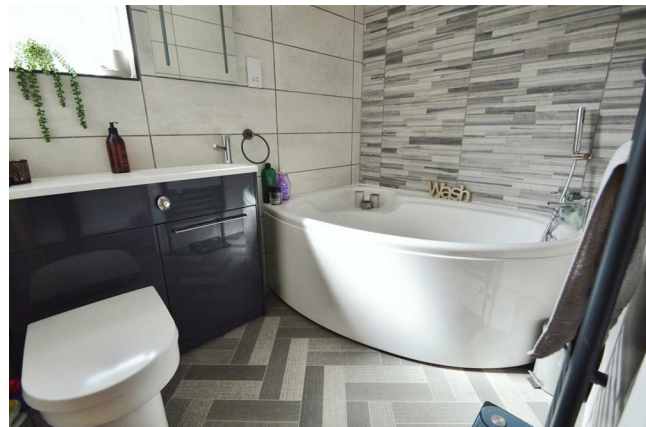
Having a central heating radiator, a Upvc double glazed window to the side elevation and coving to the ceiling.

En-Suite Shower Cubicle



A door leads from bedroom two into an en-suite shower cubicle which has a mains shower with twin attachments - one being hand-held and one of rainhead design. There is a recessed spotlight to the ceiling, an extractor fan unit and the walls are fully tiled.

Bathroom 7'3" x 5'4" (2.22m x 1.65m)



Being fitted with a three piece suite in white comprising: a curved panelled bath with mixer tap and hand-held shower attachment, a vanity wash basin with fitted cabinet beneath and a low level W.C. suite with button push flush and a concealed cistern. There is a granite effect vertical ladder style radiator, an obscured double glazed Upvc window to the side elevation, waterproof panelling to the ceiling with recessed spotlighting and an extractor fan unit, tiling to the

walls and a herringbone style vinyl finish to the floor.

Loft 24'2" x 9'9" (7.38m x 2.99m)

Accessed via aluminium pull down ladders and being fully boarded with a double glazed roof window to the rear elevation, storage within the eaves, electrical points and lighting.

External

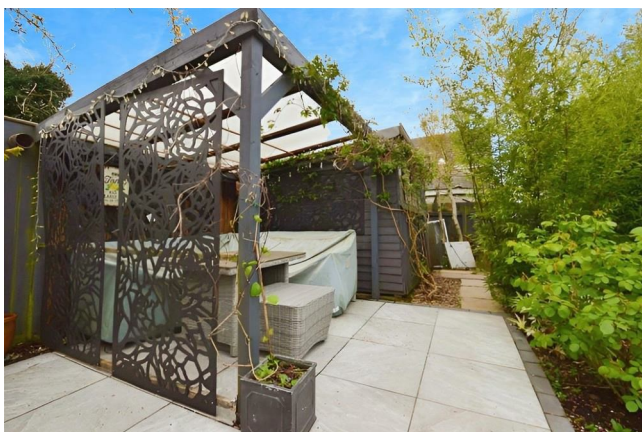


To the front of the property double wrought iron gates give access to a private driveway which is laid to brick block set paving and crazy paving providing off street parking provision for several vehicles which leads to the attached single garage.

The front garden is beautifully landscaped with a lawned area together with a range of planting and hedging and timber fencing to the boundaries.

The enclosed rear garden has, as the front garden, been attractively landscaped to provide zonal areas laid to porcelain paving stones with contrasting edging stones which provides a patio seating area with a further shaped lawned area and an ornamental garden laid to decorative aggregates beyond. There is a plethora of planting and the garden is bounded by hedging and timber fencing.

Covered Pergola And Garden Store



There is a timber framed covered pergola situated over a porcelain paved patio seating area with contrasting edging stones, which has external power sockets, beyond which there is a timber built garden store shed with an electric power supply.

Rear View Of Property



Garaging

Single garage with an up-and-over access door and having both power and lighting.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - East Riding of Yorkshire Council.
Council Tax Band - 'D'.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

Additional Services

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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

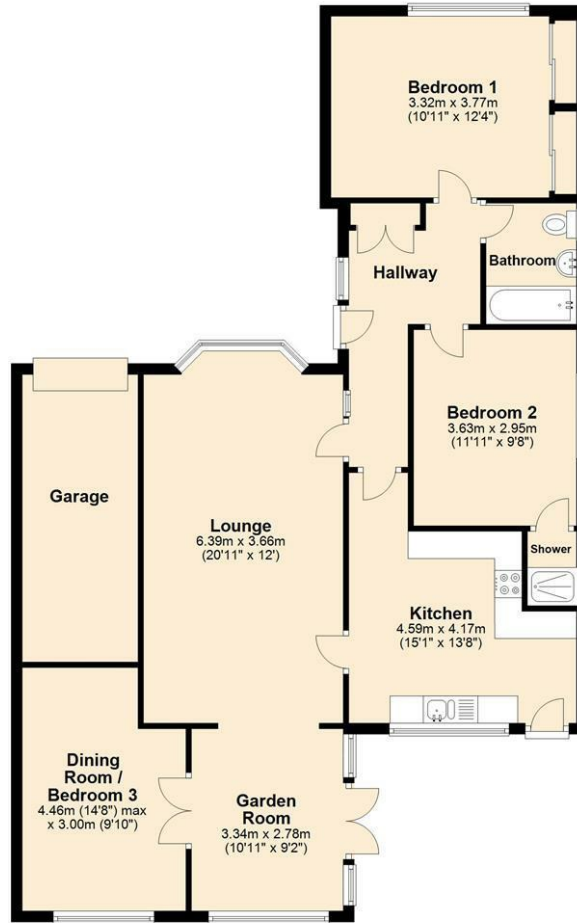
otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Whitakers Estate Agent Declaration

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Floor Plan

Ground Floor

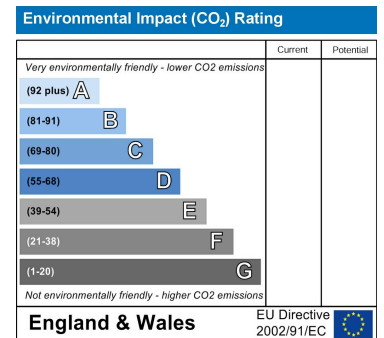
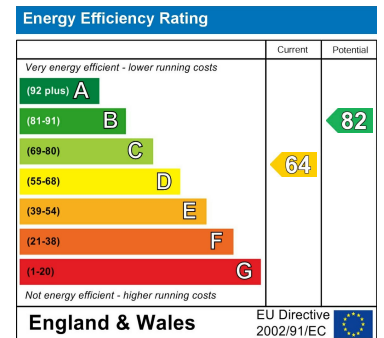


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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