

# Whitakers

Estate Agents



## 1 Reckitt Drive, Swanland, HU14 3SB

**£485,000**

Whitakers Estate Agents are pleased to introduce this exemplary showcase of The Goldsmith (The Artisan Collection) on the West Leys Road development built by Bellway Homes in circa 2021

The development itself is established on the edge of the sought after Swanland village – a historic settlement which is well serviced by a wealth of local amenities and leisure facilities and enjoying views of scenic open countryside and river views, yet conveniently well connected by transport links that provide multiple routes to the Hull City Centre and surrounding areas.

The internal layout briefly comprises – to the ground floor – entrance hall incorporating a cloakroom and built-in storage cupboard, spacious sitting room, office and open plan and fitted kitchen / living / dining room with utility area off.

The first floor boasts a fitted master bedroom with en-suite, second bedroom with en-suite, a fitted third double bedroom with Sharpes fitted wardrobes, a further fourth double bedroom, also fitted with Sharpes fitted wardrobes and a bathroom furnished with a three-piece suite.

Externally there is a lawned wrap around front garden with stocked borders and side-drive which accommodates off-street parking and leads to the garage. A wooden side gate opens to the generously sized rear garden which is laid to lawn with a patio seating area and enclosed to the boundary by brick walling. The residence also benefits from having a wooden storage shed, an outside tap and enjoys open views of the open landscaping to the front of the property.



The accommodation comprises



Ground floor

Entrance hall

Composite entrance door with side window, central heating radiator and tiled flooring. Leading to:

Office 9'11" x 8'2" (3.02m x 2.49m)



UPVC double glazed window, central heating and carpeted flooring.

Lounge 15'7" x 11'8" (4.75m x 3.56m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Cloakroom

Central heating radiator, tiled flooring and furnished with a two piece suite comprising pedestal sink with mixer tap and enclosed cistern W.C.

Kitchen / diner 10'6" x 27'11" (3.20m x 8.51m)



UPVC double glazed French doors opening to the rear garden, three UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of grey floor and eye level units, contemporary worktops with splash-back tiles above, sink with mixer tap and integrated oven with hob and extractor hood above.

Utility room

UPVC double glazed side door, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and plumbed for a washing machine.

First floor

Landing

With access to the loft hatch, central heating radiator, two built in storage cupboards and carpeted flooring. Leading to:

Master bedroom 14' x 9'11" (4.27m x 3.02m)



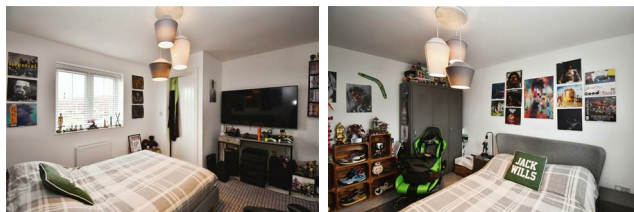
UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Master bedroom en-suite



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 11'9" x 11'11" (3.58m x 3.63m)



UPVC double glazed window, central heating radiator and carpeted flooring.

### Bedroom two en-suite



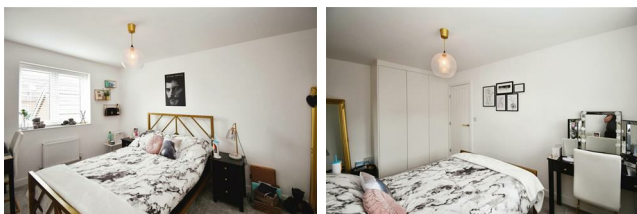
UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom three 8,10" x 11'10" (2.44m,3.05m x 3.61m)



UPVC double glazed window, central heating radiator, fitted Sharpes wardrobes and carpeted flooring.

Bedroom four 14'4" x 8'8" (4.37m x 2.64m)



UPVC double glazed window, central heating radiator, fitted Sharpes wardrobe and carpeted flooring.

### Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

### External



Externally there is a lawned wrap around front garden with stocked borders and side-drive which accommodates off-street parking and leads to the garage. A wooden side gate opens to the generously sized rear garden which is laid to lawn with a patio seating area and enclosed to the boundary by brick walling. The residence also benefits from having a wooden storage shed, an outside tap and enjoys open views of the open landscaping to the front of the property.

### Key features



Four bedroom detached home  
Sought after location in Swanland  
Off-street parking and garaging  
Generously sized rear garden  
Ideal for the growing family

### Tenure

The property is held under Freehold tenureship.  
There is a £130.00 pa site maintenance charge to Trustgreen.

Council Tax band  
Local Authority - East Riding Of Yorkshire  
Local authority reference number -  
SWA111001000  
Council Tax band - F

EPC rating  
EPC rating - B

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No risk  
Mobile Coverage / Signal - EE / Vodafone / O2  
Broadband - Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### 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

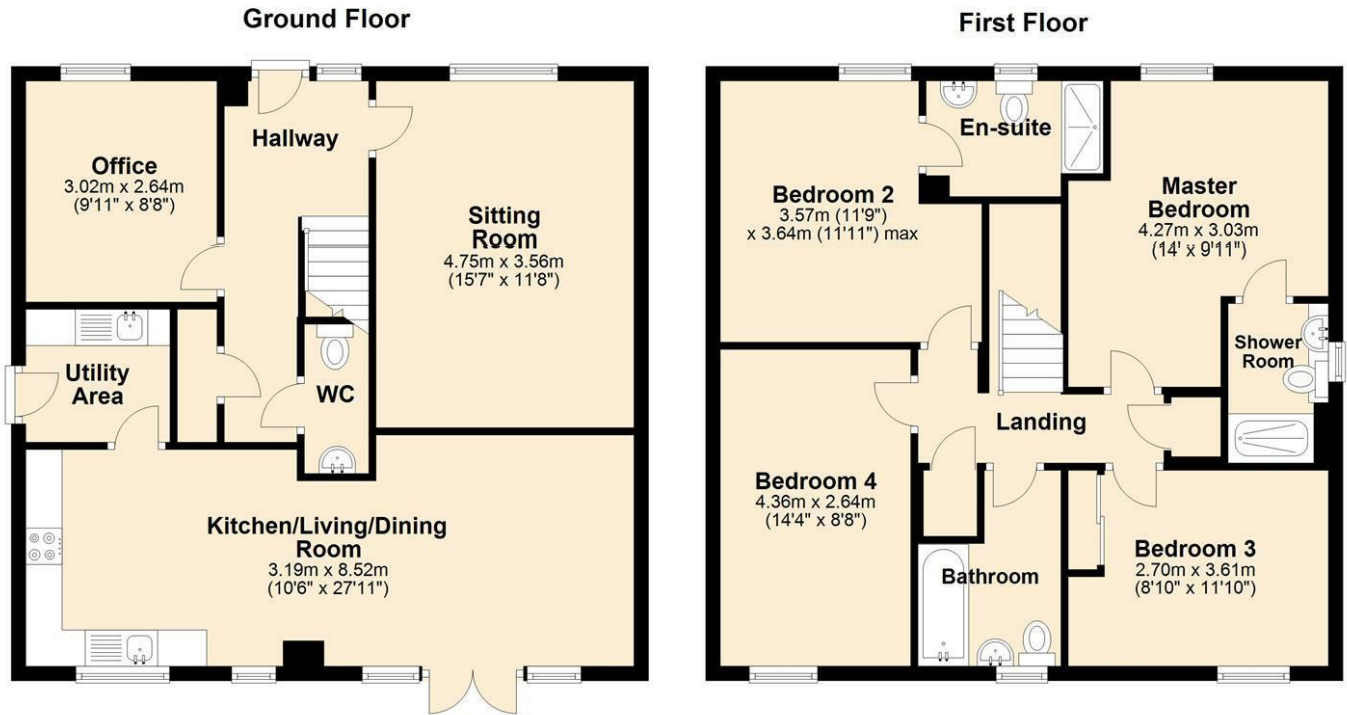
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.

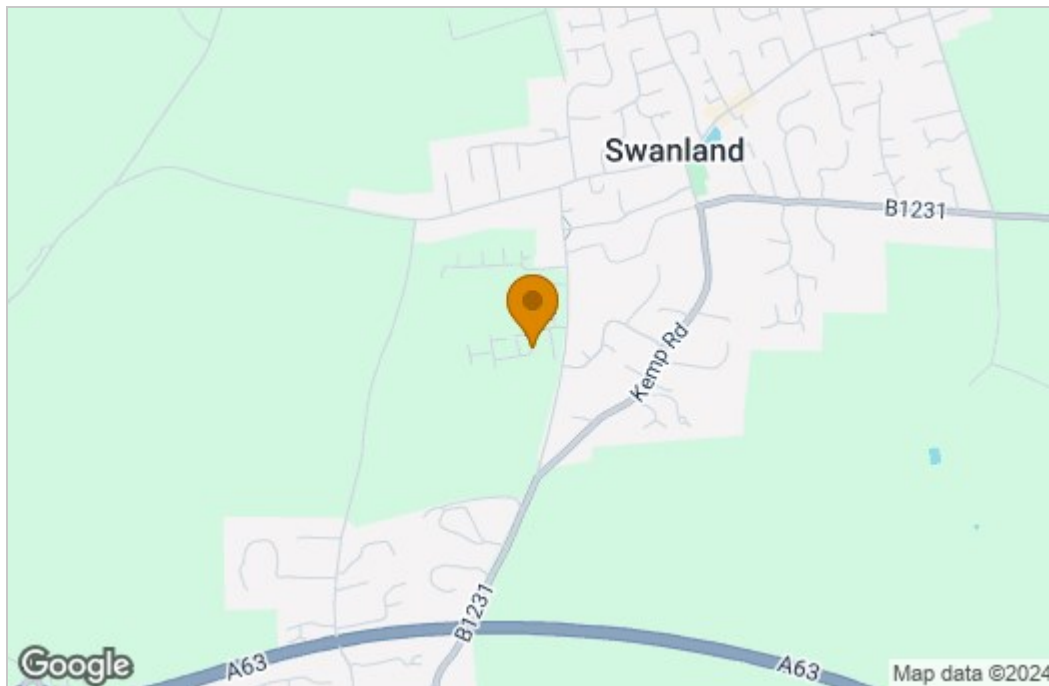


# Floor Plan

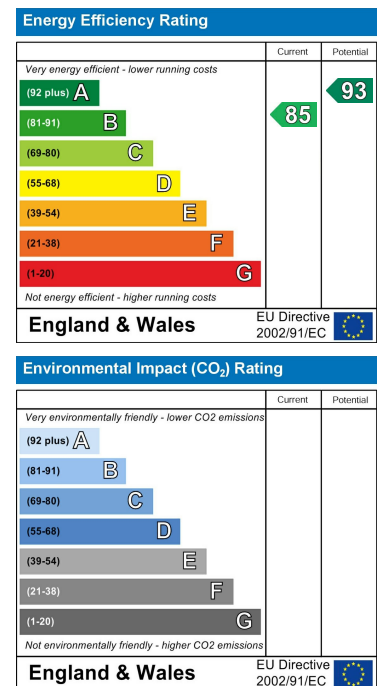


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.