

Whitakers

Estate Agents



52 Mill Road, Swanland, HU14 3PL

£200,000

No Onward Chain!

This well presented cottage is offered to the market with no onward chain, situated in a sought after village location, well placed to access good schools and enjoys easy access to the A63/ M62 motorway networks.

The main features include - Porch, front lounge, full width fitted kitchen / diner and useful utility room. The first floor boasts two good bedrooms (master with built in storage) together with the well appointed family bathroom suite. Externally to the front of the property is a low maintenance garden which is mainly laid to lawn, the rear garden enjoys off street parking for multiple cars and the rest of the garden is mainly laid to lawn with an open aspect beyond.

This property would make an ideal first step onto the ladder, or should also suit young families looking to be in this ever sought after location.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Porch with wooden glazed door and 2 x Upvc side windows with a tiled floor leading to the wooden front door.

Lounge 13'1 x 10'6 (3.99m x 3.20m)



Laminate flooring, Upvc double glazed bay window to the front aspect, wood burner with tiled hearth and wooden mantle. Central heating radiator.

Kitchen / Diner 13'6 max x 13'0 (4.11m max x 3.96m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Oven, Hob and Hood above, sink with mixer tap and two central heating radiators.

Utility 8'7 x 4'6 (2.62m x 1.37m)

Plumbed for an automatic washing machine, 2 Upvc double glazed windows and Upvc double glazed door.

First Floor

Landing

Loft Hatch

Bedroom One 13'3 x 11'5 (4.04m x 3.48m)



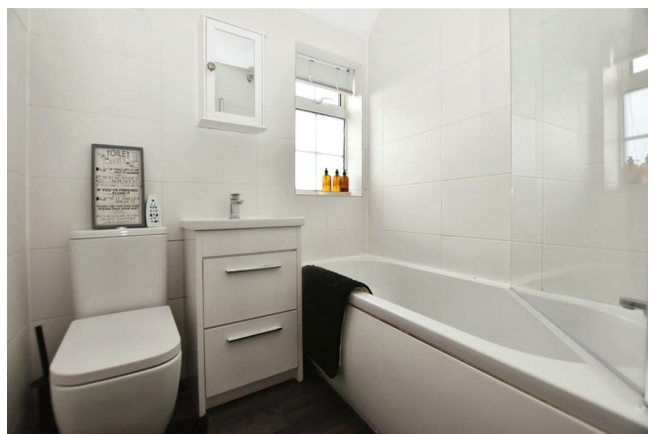
With built in storage cupboard, Upvc double glazed window and central heating radiator.

Bedroom Two 6'5 x 9'4 (1.96m x 2.84m)



Laminate flooring, central heating radiator and Upvc double glazed window.

Bathroom 6'7 x 5'9 (2.01m x 1.75m)



Panelled bath with tiled walls and floor. Low flush W.C, vanity sink, central heating radiator and Upvc double glazed window.

External



Front garden is mainly laid to lawn with a gravel footpath leading to the front door. The rear garden boasts a walled courtyard seating area with gravelled parking beyond for multiple cars the rest of the garden is mainly laid to lawn.

Council Tax

Local Authority - East Riding Of Yorkshire
Band - C

EPC

EPC Rating - E

Tenureship

Freehold tenureship

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.

Material Information

Construction -
Conservation Area -
Flood Risk -
Mobile Coverage / Signal -
Broadband -
Coastal Erosion -
Coalfield or Mining Area -

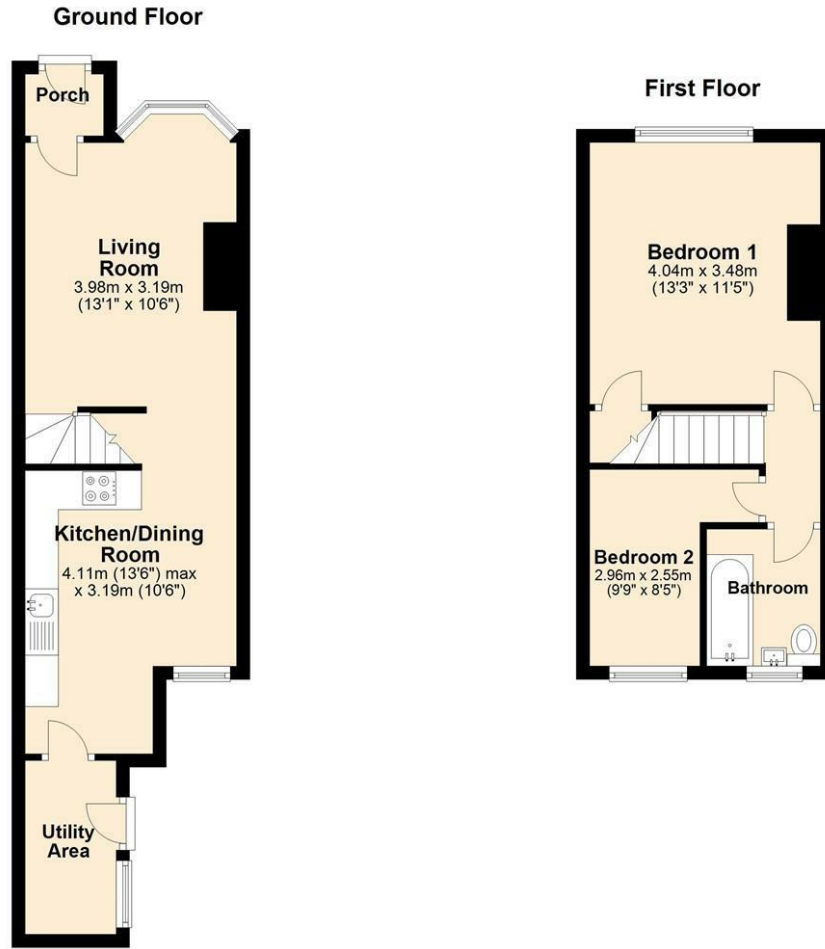
Whitakers Estate Agent Declaration

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Front External



Floor Plan

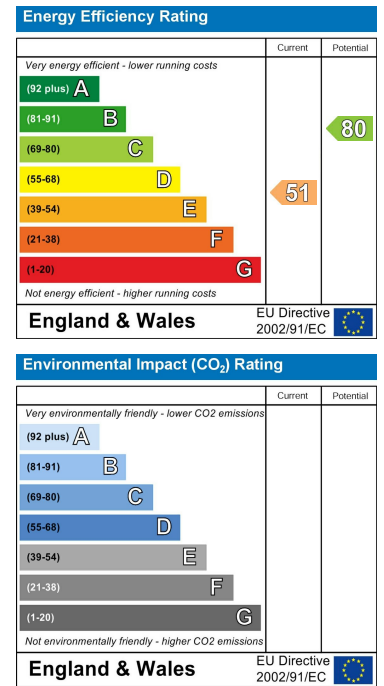


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.