



25 Chantry Way East, Swanland, North Ferriby, HU14 3QF

- Well Presented Two/Three Double Bedroom Semi Detached Bungalow
- Modern Fitted Kitchen with Appliances
- Established Front and Rear Gardens
- Single Garage
- Well Regarded West Hull Village Location
- Two/Three Well Proportioned Reception Rooms
- En Suite Shower and Family Bathroom
- Driveway with ample Off Road Parking Space
- Gas Fired Central Heating System and Double Glazing
- Highly Recommended For An Early Viewing

Offers In The Region Of £340,000



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Welcome to this charming semi-detached bungalow located on Chantry Way East in the picturesque village of Swanland, North Ferriby. This delightful property boasts versatile accommodation with two/three cosy reception rooms, perfect for relaxing or entertaining guests. With two/three inviting bedrooms, there is ample space for a small family or guests to stay comfortably.

The property features a well-maintained bathroom, ensuring convenience and functionality for everyday living. One of the standout features of this bungalow is the parking provision, with space available for up to three vehicles, making it ideal for those with multiple cars or visitors.

Situated in a tranquil and sought-after area, this bungalow offers a peaceful retreat while still being within easy reach of local amenities and transport links. When looking for a cosy home to settle down in, this property presents a wonderful opportunity to enjoy the beauty of village life in Swanland.

Don't miss out on the chance to make this lovely bungalow your new home sweet home in the heart of North Ferriby.

Location

Situated in this highly desirable West Hull location. The village is particularly convenient for access onto the nearby A63 connecting to the national motorway, the village offers a range of services and facilities including convenience store, primary school, doctors surgery and chemist, together with a public house.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Access to all rooms off, radiator, cloaks cupboard, wooden effect flooring and ladder access to roof void with boarding and window.

Lounge

12'0" x 20'11" (3.661m x 6.377m)

Window to the front elevation, stove style inset gas fire, radiator and access into:

Garden Room

8'11" x 10'10" (2.741m x 3.322m)

A lovely room which enjoys views over the garden with French doors opening to the side, wooden effect flooring, radiator and doors providing access into:

Dining Room/Bedroom Three

9'9" x 15'3" to cupboards (2.994m x 4.649m to cupboards)

Window to the rear elevation, radiator, wooden effect flooring and a range of fitted cupboards with shelving.

Kitchen

13'7" max x 11'1" + door recess (4.163m max x 3.389m + door recess)

Fitted with a matching range of base and wall units with contrasting work surfaces over, appliances of dishwasher, electric oven and hob, microwave and hood. Space for washing machine and fridge/freezer. Window to the rear elevation, rear entrance, radiator and wooden effect flooring. Concealed gas fired central heating boiler.

Bedroom One

12'4" to wardrobes x 10'10" (3.767m to wardrobes x 3.312m)

Window to the front elevation, radiator and a range of fitted wardrobes.

Bedroom Two

9'7" x 11'11" (2.937m x 3.641m)

Window to the side elevation and radiator. Access into:

En Suite Shower

Shower cubicle with mains plumbed shower, tiled walls and extractor fan.

Bathroom

5'4" x 7'3" (1.643m x 2.220m)

Fitted with a three piece suite of corner bath with shower attachment to the taps, wash hand basin and WC. Window to the side elevation, tiling to the walls, towel rail radiator and shaver point.



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Outside

The property occupies a pleasant garden plot and has established garden areas to the front and rear. Standing behind a hedged front boundary there are double gates to the driveway providing ample off road parking and access to the single garage. A circular shaped lawn stands in front of the bungalow. Side pedestrian access leads to the rear garden. To the rear there are defined garden and patio areas with a variety of mature bushes and shrubs. Covered pergola and garden store.

Garage

7'11" x 17'6" (2.429m x 5.350m)

With up and over door, light and power provided.

Energy Performance Certificate

The current energy rating on the property is D (64).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number SWA016025000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Ground Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

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