



1 St. Marys Walk

Swanland, North Ferriby, HU14 3BJ

£390,000



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Ground Floor

Entrance Hallway

A welcoming hallway with spindled staircase to first floor level, carpet flooring and radiator.

WC

6'11" x 2'11" (2.13m x 0.89m)

Modern two-piece suite comprising WC and vanity hand basin with tiled splashbacks and radiator.

Living Room

18'8" x 11'3" (5.70m x 3.43m)

Bright and spacious, this dual-aspect reception room features uPVC windows to the front and side, and French doors opening onto the rear garden. Finished with a granite fireplace and living flame gas fire – the perfect space for relaxed evenings. With carpet flooring and radiator.

Kitchen

15'3" x 11'3" (4.66m x 3.43m)

A beautifully designed kitchen with range of storage units, granite worktops and central island with NEFF induction hob and extractor. Integrated NEFF ovens, fridge-freezer and dishwasher, plus sunken sink with mixer tap and waste disposal.

Utility Room

5'4" x 7'0" (1.65m x 2.14m)

Matching kitchen units and stainless steel sink, with plumbing for washing machine, space for tumble dryer and housing for the gas boiler. Door to rear garden.

Study

6'11" x 8'0" (2.13m x 2.45m)

Perfect for remote working or hobbies, with front-facing uPVC window and radiator.

Day Room/ Dining Room

10'8" x 12'1" (3.27m x 3.70m)

Bathed in natural light with a southerly aspect, this versatile space has a bay window, additional front window and French doors opening onto the garden. Ideal for a snug, dining area or playroom. Plus carpet flooring and radiator.

First Floor

Central Landing

With rear-facing window, airing cupboard and loft access.

Master Bedroom

11'3" x 11'0" (3.44m x 3.36m)

Front-facing double bedroom with uPVC double glazing, carpet flooring and radiator with archway to:

Dressing Area

5'3" x 10'7" (1.61m x 3.24m)

Fitted wardrobes and matching dressing table. Leads to:

En Suite

5'2" x 10'7" (1.58m x 3.24m)

Modern three-piece suite including shower enclosure with thermostatic controls, WC and basin set in gloss vanity unit. Chrome towel rail and uPVC double glazed window to side.

Bedroom Two

11'3" x 10'0" (3.43m x 3.06m)

Dual-aspect double bedroom with two uPVC double glazed windows, carpet flooring and radiator.

Bedroom Three

11'7" x 7'5" (3.55m x 2.27m)

Rear-facing double bedroom with uPVC double glazed window, carpet flooring and radiator.

Bedroom Four

7'8" x 8'4" (2.35m x 2.56m)

Further rear-facing bedroom with uPVC double glazed window, carpet flooring and radiator.

House Bathroom

9'10" x 6'6" (3.01m x 1.99m)

Stylish three-piece suite with panelled bath and shower over, floating vanity unit with basin and WC. Chrome towel radiator and modern tiled finish. With uPVC double glazed window to the front and additional storage cupboard.

Outside

The rear garden wraps around the house, offering

both privacy and versatility. Laid to lawn with a patio area ideal for outdoor entertaining. A side driveway provides generous off-street parking and leads to a single garage with remote electric door, power and lighting. The front is also laid to lawn with planted shrubbery and neatly maintained hedge to boundary.

Council Tax

We have been advised the property is council tax band F, payable to East Riding of Yorkshire Council.

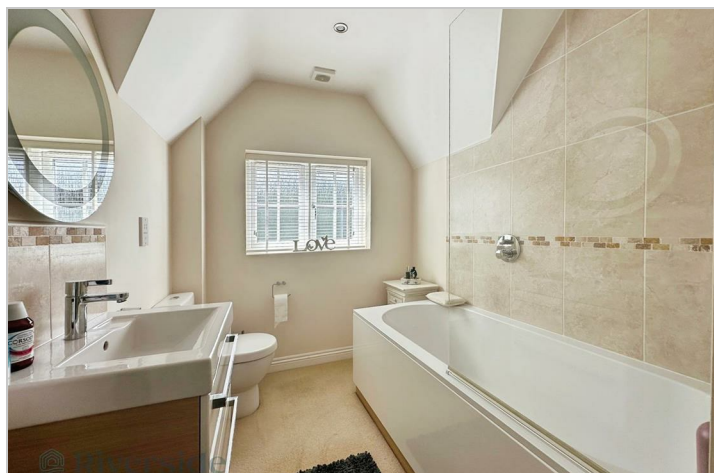
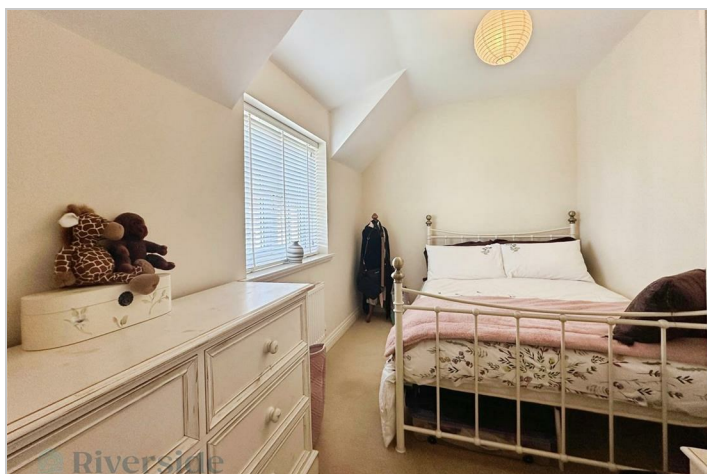
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



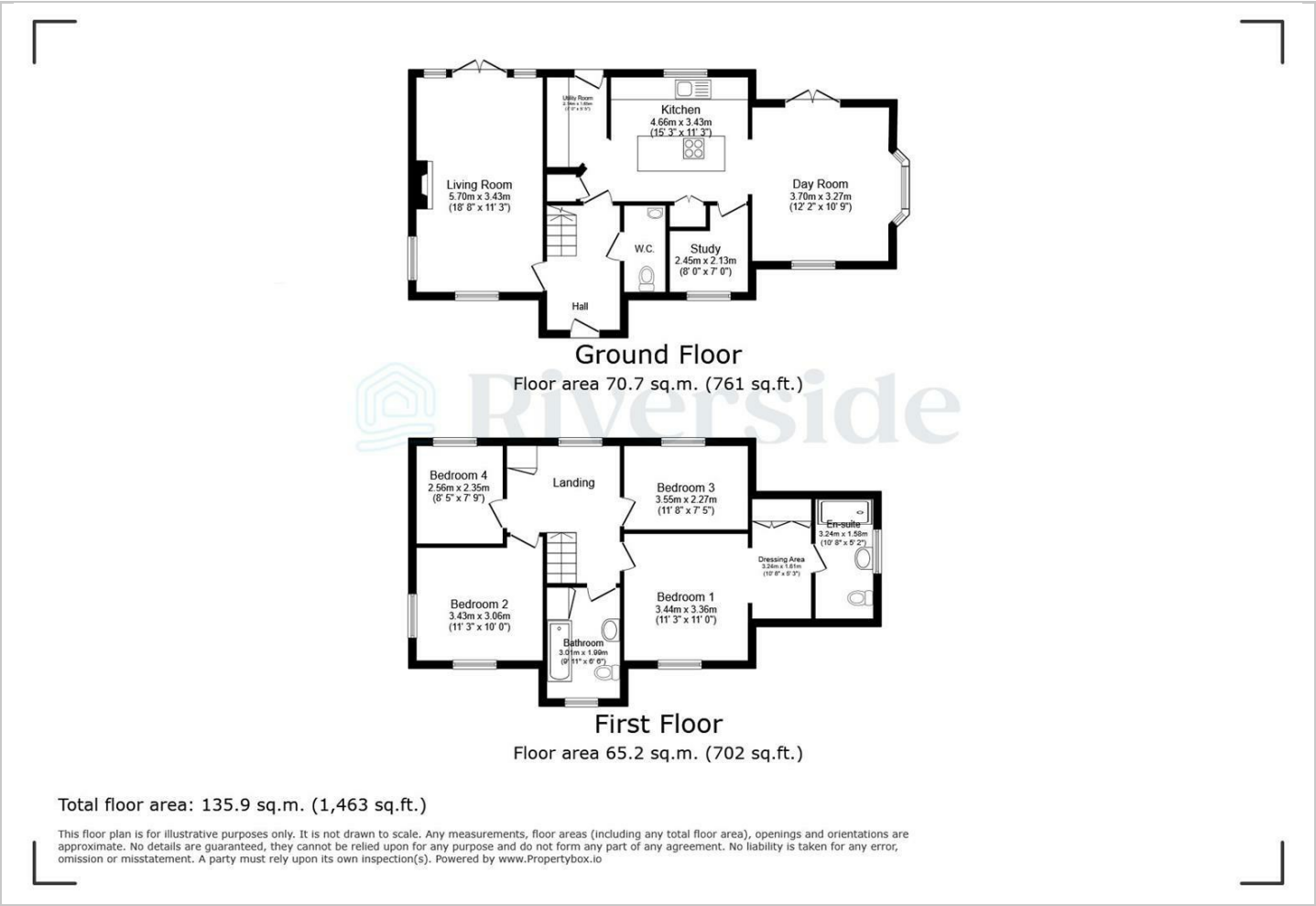
Hybrid Map



Terrain Map



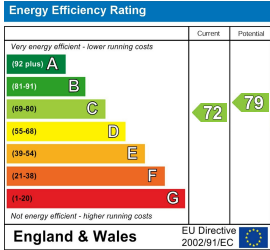
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 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 firms employment has the authority to make or give any representation or warranty in respect of the property.