





The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



4 Sykes Close, Swanland HU14 3GD
£725,000



- Superb detached family home with solar panels
- No onward chain!
- Six bedrooms (and a "secret room!")
- Four bathrooms and WC
- Three receptions
- Contemporary kitchen with a host of built in appliances
- Utility room
- Double garage
- Gardens to the front, side and rear
- EPC Rating: C Council Tax: G

This modern, imposing detached family home provides superbly designed family living, in excess of 2500 square feet. Over 3 floors the accommodation enjoys entrance hall with WC off, spacious through lounge, dining/family room, contemporary fitted living dining kitchen with a host of built in and integrated appliances and utility room. To the first floor there are four good sized bedrooms (two with en-suites) and all fitted, and modern house bathroom. To the second floor there are a further two double bedrooms, one of which conceals a "secret" room, and a modern shower room. The gardens encase the property to the front, side and rear elevation. A private driveway provides off street parking for several vehicles with electric vehicle charging point and leads to the DOUBLE garage. The property also benefits from Solar Panels.

Offered to the market with no onward chain and ready for the new owners to move in to and add their design flairs within whilst enjoying a superb plot, village location and surrounding area!

LOCATION
Sykes Close is located in the centre of Swanland.

Swanland is one of the most prestigious addresses within the West Hull villages and benefits from a small range of amenities within the village itself. There are excellent education facilities in the area and good access into Hull and, of course, the motorway network to the West.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway. Having attractive oak flooring flowing throughout, large double storage cupboard, cloaks cupboard and staircase with spindle balustrade leads to the first floor accommodation.

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. Modern two piece suite in white has low level w.c. and pedestal wash hand basin with tiled splashbacks to wet area. Attractive tiled floor and recessed shelving.

LOUNGE

24'0" x 12'1" (7.32m x 3.68m)
Enjoying a dual aspect with uPVC double glazed windows to the front elevation and uPVC double glazed French doors with full height side windows open out into the rear garden. Feature fireplace with granite back and hearth incorporating living flame gas fire and attractive oak flooring and t.v. aerial point.

LIVING DINING KITCHEN

19'9" x 16'10" maximum decreasing to 16'4" (6.02m x 5.13m maximum decreasing to 4.98m)

KITCHEN AREA

16'10" x 9'9" (5.13m x 2.97m)
With uPVC double glazed window to the rear elevation. Extensive range of ivory gloss base and wall units with large storage drawers, contrasting ebony work surfaces, one and a quarter bowl sink unit with spray mixer tap. Neff five ring gas hob with Neff chimney extractor and glass splashback. Neff stainless steel twin single fan ovens with microwave combination and built-in coffee machine. Integrated fridge freezer and attractive tiled flooring. Base breakfast bar peninsular separating the living dining area.

DINING AREA

16'4" x 9'5" (4.98m x 2.87m)
With uPVC double glazed French doors with full height side windows opening out into the rear garden. uPVC double glazed window to the side elevation and tiled flooring.

DINING / FAMILY ROOM

12'5" x 11'5" (3.78m x 3.48m)
uPVC double glazed windows to both the front and side elevation.

FIRST FLOOR

LANDING

With fixed staircase to the second floor accommodation with spindle balustrade and uPVC double glazed window to the front elevation. Fitted linen cupboard.

BEDROOM 1

14'7" x 12'1" (4.45m x 3.68m)
With two uPVC double glazed windows to the front elevation. Wall mounted headboard for king size bed with suspended bedside lamps. Full wall of gloss fitted wardrobes with integral lighting and double doors concealing the entrance to the en suite.

EN SUITE

9'1" x 6'3" (2.77m x 1.91m)
Having uPVC double glazed window to the rear elevation. Four piece suite in white enjoys wash hand basin with vanity. Independent shower cubicle, low level w.c. and panelled bath with central taps and mixer spray tap. Fully tiled walls with contrasting tiled floor, mosaic border tiling and recessed glass shelving with mosaic tiled back. Wall mounted shaver socket and towel radiator.

BEDROOM 2

12'5" x 10'0" to wardrobes (3.78m x 3.05m to wardrobes)
uPVC double glazed window to both the front and side elevations. Fitted sliderobes provide hanging and storage facilities.

EN SUITE

uPVC double glazed window to the side elevation. Three piece modern suite with walk-in shower area with thermostat shower and tiled walls. Aqua boarding to the remaining walls with vanity unit housing the wash hand basin, low level w.c., wall mounted shaver socket and towel radiator.

BEDROOM 3

12'8" decreasing to 8'9" to wardrobes x 8'8" (3.86m decreasing to 2.67m to wardrobes x 2.64m)
uPVC double glazed window to the rear elevation. Modern sliderobes providing hanging and storage facilities.

BEDROOM 4

11'4" to wardrobes by 8'8" (3.45m to wardrobes by 2.64m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

HOUSE BATHROOM

8'11" x 7'4" (2.72m x 2.24m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys wash hand basin, low level w.c. and panelled bath with central mixer tap and spray showerhead. Tiled walls to wet area just above dado height with attractive glass mosaic border tiling and recessed vanity unit. Towel radiator and extractor.

SECOND FLOOR

LANDING

uPVC glazed window to the front elevation.

BEDROOM 5

13'8" x 9'9" (4.17m x 2.97m)
uPVC double glazed windows to the rear and side elevation. Full wall of mirrored sliderobes provide hanging and storage facilities with a central door leading into a concealed store room.

STORE ROOM

11'8" x 9'7" (3.56m x 2.92m)
With uPVC double glazed circular window to the front elevation.

BEDROOM 6

16'1" x 12'7" (4.90m x 3.84m)
With uPVC double glazed window to the front elevation and Velux window to the rear elevation. Attractive gloss finish wood laminate flooring and modern sliderobes provide hanging and storage facilities.

SHOWER ROOM

9'1" x 5'0" (2.77m x 1.52m)
Velux roof window to the rear elevation. Fully tiled walls with attractive mosaic border tiling. Mosaic tiled floor and large walk-in shower cubicle area with glass shower screen and thermostat shower. Low level w.c. and wash hand basin set on vanity.

OUTSIDE

To the front of the property there is a lawned garden with side driveway providing off street parking for several vehicles and leading to the detached garage. There is an electric vehicle charging point.

There is a side lawned garden and gated entry into the rear garden which is predominantly laid to lawn with garden pond and planted borders.

DETACHED GARAGE

With two up and over doors, power and light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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