









Welcome to

West End, Swanland

Substantial Home In Swanland with- Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Master Bedroom With En Suite & Walk In Wardrobe, 2nd Bedroom, 3rd Bedroom With En Suite, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Double Garage! View now













Entrance Porch

With double glazed door to the front and double glazed window to the front.

Entrance Hall

With double glazed door to the front, spot light points and understairs cupboard.

Cloakroom

With low level wc, wash hand basin and double glazed window to the front.

Lounge

14' 2" $\max x$ 18' 7" into bay (4.32m $\max x$ 5.66m into bay) With double glazed bay window to the front, electric fire and television point.

Dining Room

17' 6" x 12' 3" (5.33m x 3.73m)

With double glazed window to the front, electric fire and spot light points.

Kitchen/ Diner

18' 7" into access x 14' 8" (5.66m into access x 4.47m) Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, 5 burner gas hob, double electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, spot light points and 2 double glazed windows to the side.

Utility Room

6' 5" x 8' 4" (1.96m x 2.54m)

With integrated washing machine, integrated tumble dryer, double glazed window to the side and double glazed door to the side.

First Floor

Landing

With double glazed window to the front and spot light points.

Bedroom 1

16' 9" x 15' (5.11m x 4.57m)

With double glazed window to the front, television point and spot light points.

Walk In Wardrobe

6' 1" \times 3' 6" to front of wardrobes ($1.85m \times 1.07m$ to front of wardrobes)

With spot light points and fitted wardrobes.

En Suite

With shower cubicle, low level wc, wash hand basin, shaver point, chrome effect towel style radiator and double glazed window to the front.

Bedroom 2

14' 2" to rear of wardrobes x 14' 3" (4.32m to rear of wardrobes x 4.34m)

With double glazed window to the rear, spot light points, television point and fitted wardrobes.

Bedroom 3

12' 5" to rear of wardrobes x 15' 9" into access (3.78m to rear of wardrobes x 4.80m into access)

With double glazed window to the rear, radiator and fitted wardrobes.

En Suite

With shower cubicle, low level wc, wash hand basin, shaver point and extractor fan.

Loft Space

21' 1" x 15' 3" (6.43m x 4.65m)

With skylight windows, spot light points, eaves storage and fitted wardrobes.

Bathroom

Bathroom with freestanding bath, shower cubicle, low level wc, wash hand basin and double glazed window to the front.

Outside

Front Garden

With trees/shrubs, path, wooden electronic gates leading to the block paved driveway which provides ample off street parking.

Rear Garden

With lawned area, trees and fenced surround.

Double Garage

17' 7" x 17' (5.36m x 5.18m)

With power and light, double glazed door to the side and 2 electronic doors.





Welcome to

West End, Swanland

- 3 Bedroom Detached Home In Swanland
- Master Bedroom With En Suite & Walk In Wardrobe
- Stunning Kitchen/Diner With Utility Room
- Loft Space
- Double Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

Directions to this property:

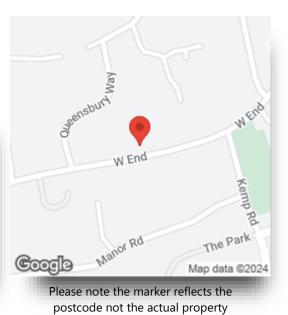
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£565,000









view this property online williamhbrown.co.uk/Property/WBY110134



Property Ref: WBY110134 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.