



**West End, Swanland HU14 3PE**

**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" x 3' 6" to front of wardrobes ( 1.85m x 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.



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**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.

**£535,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110134 - 0009

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**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**