



West Leys Park, Swanland, HU14 3LS
£749,950

Philip
Bannister
Estate & Letting Agents

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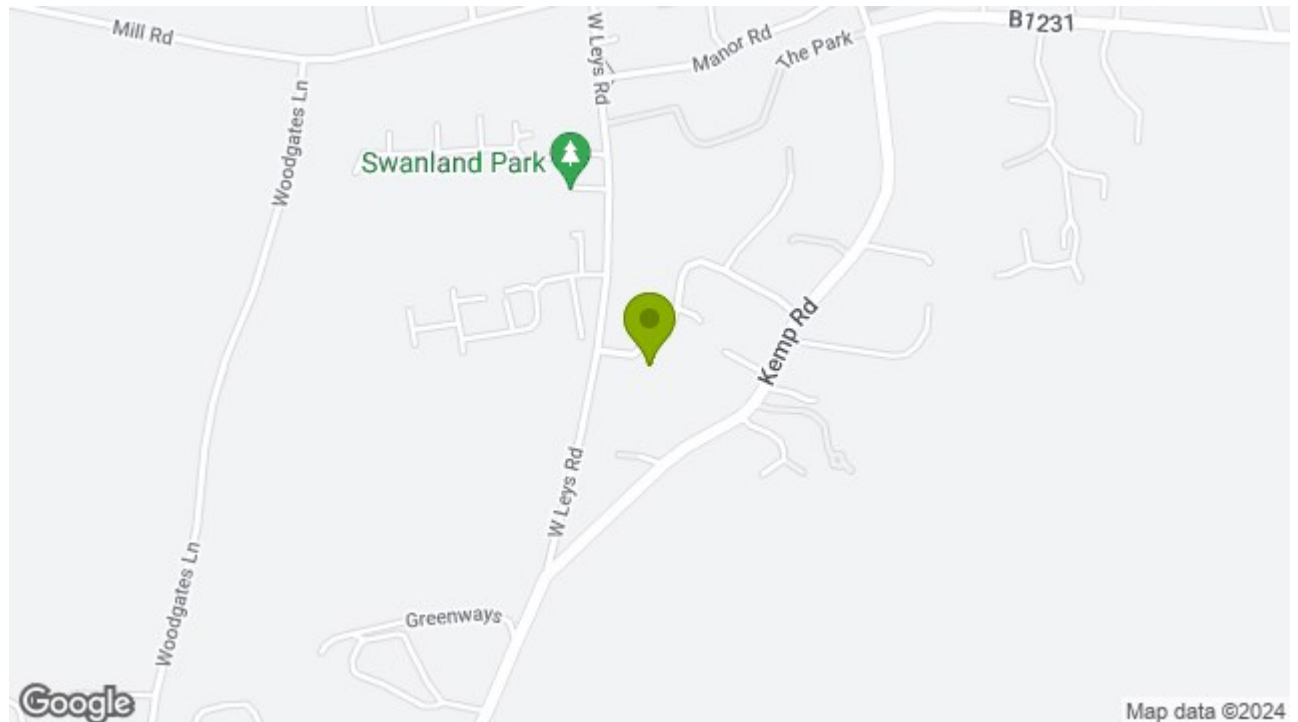
Key Features

- Exceptional Detached Home
- 4 Double Bedrooms
- Stunning Extension With Two Sets Of Bi-Folding Doors
- 3 Well Appointed Bath/Shower Rooms
- Open Plan Living Kitchen + Utility Room
- Spacious Lounge With Feature Media Wall
- South Easterly Rear Garden
- Large Decked Terrace With Sunken Hot Tub
- Extensive Driveway & Double Garage
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NO CHAIN - Situated in the highly sought-after village of Swanland, this detached residence has been significantly remodelled and updated to an exceptional standard, and is offered to the market with no onward chain. The current owner has spared no expense in creating this impressive home, which features an extended porch leading to a spacious entrance hall with a bespoke staircase ascending to the first floor. The generous lounge boasts a modern media wall with a gas fire, while the living kitchen is equipped with a range of integral appliances and seamlessly connects to a utility area. The living space further extends into a stunning garden room, featuring two sets of bi-folding doors, a glazed roof lantern, and a striking log-burning fire. Completing the ground floor is a well-appointed bathroom with a four-piece suite.

Upstairs, the first floor comprises four generously sized bedrooms, each fitted with wardrobes, providing ample storage. The principal bedroom benefits from a tiled en-suite, and there is also a lavishly appointed shower room for the other bedrooms. Externally, the property boasts extensive gated driveway parking leading to a detached double garage. The private rear garden, enjoying a south-easterly aspect, features a large decked terrace with a sunken hot tub, perfect for relaxation. Additionally, a spacious area of artificial lawn is complemented by a timber garden cabin, ideal for home working or entertaining. This impressive property truly must be viewed to be fully appreciated.







ACCOMMODATION

The extensive accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

The extended entrance porch is accessed via a composite entrance door. The entrance porch sits beneath a pitched roof and opens to the hallway, with a Travertine tile floor throughout.

ENTRANCE HALL

With a feature staircase having a solid wooden banister and chrome balustrades, a continuation of the Travertine tile flooring and access to a built-in storage cupboard.

LOUNGE

17'8 x 11'9 (5.38m x 3.58m)

A fabulous reception room with a bespoke media wall housing a remote operated gas fire. There is a stone effect feature wall, floor tiling and a window to the front elevation. Opening to:

GARDEN ROOM

9'10 x 22'10 (3.00m x 6.96m)

A stunning garden room sits beneath a glazed lantern. There are two sets of bi-folding doors which seamlessly blend with the outdoor terrace. An impressive floor to ceiling log burning stove is a real feature of the room and sits against a stone effect tiled wall. There is a continuation of the tiled floor and an opening to:

LIVING KITCHEN

11'6 max x 21'9 max (3.51m max x 6.63m max)

A superb open plan space which includes a fitted kitchen comprising a comprehensive range of wall and base units which are mounted with granite worksurfaces with matching upstands and a tiled

splashback. A 1 1/2 bowl composite sink unit with mixer tap sits beneath a series of bi-folding windows opening to the garden. A host of SIEMENS integral appliances include a double oven, microwave, ceramic hob, extractor hood, dishwasher and a wine cooler. An opening leads to a utility area which has a continuation of the kitchen units, granite worksurfaces, upstands and tiling. There is space and plumbing for an automatic washing machine and space for an American fridge freezer. A door leads to the side of the property.

A seating area is to one side of the kitchen with a feature stone effect wall, overhanging breakfast bar and a continuation of the tiled floor.

BATHROOM

7'11 x 11'10 (2.41m x 3.61m)

A beautifully appointed bathroom which is fitted with a quality five piece suite which incorporates a large walk-in shower, wall mounted vanity unit with wash basin, double ended bath with central fill and a low flush WC. There is tiling to the floor, partially tiled walls, two chrome heated towel rail and a window to the front elevation.

FIRST FLOOR

LANDING

A galleried landing with a continuation of the solid wood and chrome balustrade staircase. There is a window to the front elevation and access to the accommodation at first floor level.

BEDROOM 1

13'7 x 12'7 (4.14m x 3.84m)

A spacious double bedroom with a wall of fitted wardrobes, a wooden floor and a window to the front elevation. There is an opening to the en-suite.

EN-SUITE

The en-suite is fitted with a WC, vanity wash basin and a walk-in shower enclosure with a thermostatic shower and a partially frosted screen. There is tiling to the walls and floor, a heated towel rail and a window to the rear.

BEDROOM 2

9'5 x 10'11 (2.87m x 3.33m)

A second double bedroom with a range of bespoke fitted furniture to include wardrobes, bedside cabinets, overhead units and a matching dressing table. There is wooden flooring and a window to the rear elevation.

BEDROOM 3

10'7 x 10'7 (3.23m x 3.23m)

A further good sized double bedroom with two sets of slide-fronted fitted wardrobes. A wooden floor runs throughout and there is a window to the rear elevation.

BEDROOM 4

7'11 x 11'9 + wardrobes (2.41m x 3.58m + wardrobes)

A fourth double bedroom with bespoke fitted wardrobes and a window to the front elevation.

SHOWER ROOM

7'10 x 7'6 (2.39m x 2.29m)

A lavishly appointed shower room which is fitted with a WC, twin counter top wash basins with free-standing mixer taps and an open shower area. There are Travertine tiled walls, a tiled floor, chrome heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is an automated wrought iron gate that leads to an extensive gravelled driveway which in turn leads to a garage. An





area of artificial turf is adjacent to the driveway and there is a low level wall to the front boundary.

REAR

The rear garden enjoys a south easterly aspect and excellent privacy. A large decked terrace with sunken hot tub extends from the rear of the property and provides an ideal space for outdoor entertaining. The terrace leads down to an artificial lawn which continues to the side of the property and is bordered with gravel beneath timber fencing to the boundary. To one corner there is a garden pond with a water feature.

GARDEN CABIN

A large timber cabin offers an ideal external work from home space or studio. It has hard-wired electricity and bi-folding doors opening to the garden.

DOUBLE GARAGE

A detached double garage features an automated door, light and power.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of uPVC double glazed frames along with aluminium bi-folding doors.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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GROUND FLOOR
1299 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1984 sq.ft. (184.3 sq.m.) approx.

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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

