



Manor Road, Swanland, HU14 3NZ

Guide Price £385,000



Platinum Collection

Manor Road, Swanland, HU14 3NZ

GUIDE PRICE £385,000 - £395,000

Don't miss out on the chance to own this wonderful property in the heart of Swanland. This charming well proportioned detached house offers a fantastic opportunity for those looking to create their dream home. With 2 reception rooms and 4 bedrooms, there is plenty of space for a growing family.

Although the property requires a schedule of improvement, this presents an exciting chance to put your own stamp on the place and truly make it your own stylish residence.

Conveniently located within walking distance of the village centre and school, this property offers both a peaceful setting and easy access to amenities.

Viewing highly recommended.



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Key Features

- Well Positioned Detached Residence
- Short Distance To Village Centre & School
- 4 Bedrooms (3 fitted), Shower Room & Separate WC
- Through Living Room & Dining Room
- Conservatory & Fitted Kitchen
- Utility Room & Cloakroom/WC
- Integral Garage & Multiple Parking
- Large Private Rear Garden
- Oil Central Heating & Double Glazed
- Council Tax=E EPC= F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	31	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

A storm porch leads into this long galleried hallway with glazed door and screen, under stair cupboard & radiator.

Cloakroom located on half landing with white suite incorporating wash hand basin & WC,

LIVING ROOM

20'4 x 12'4 (6.20m x 3.76m)

Spacious airy through Living Room with windows to two elevations and glazed door access to the Conservatory. Leads into:

DINING ROOM

11'1 x 9'4 (3.38m x 2.84m)

Has rear garden views and direct access to Kitchen & Entrance Hall.

CONSERVATORY

11'2 max x 9'9 max (3.40m max x 2.97m max)

Has ceramic tiled floor and french doors leading to rear garden.

KITCHEN

12'10 x 9'4 (3.91m x 2.84m)

This fitted kitchen offers a comprehensive range of floor and wall units, with integrated appliances including electric oven, hob unit & extractor hood ; plumbed for washing machine, stainless steel sink unit, laminated wood flooring, radiator. Leads into:

UTILITY ROOM

5'11 max x 5'11 max (1.80m max x 1.80m max)

With fitted floor unit, plumbing for automatic washing machine.

BEDROOM 1

15'11 x 12' (4.85m x 3.66m)

With mirror fronted wardrobes, radiator.

BEDROOM 2

12'11 x 10'7 (3.94m x 3.23m)

With radiator.

BEDROOM 3

13'11 x 8'11 (4.24m x 2.72m)

Has rear garden view, fitted wardrobes and cupboards, radiator.

BEDROOM 4

11'2 x 9'4 (3.40m x 2.84m)

Has rear garden view, fitted wardrobes radiator.

SHOWER ROOM

7'2 x 5'7 (2.18m x 1.70m)

Has a large shower enclosure, white vanity wash hand basin, laminated wood flooring, radiator.

SEPARATE W.C.

5'7 x 2'11 (1.70m x 0.89m)

Tiled walls and low flush WC.

OUTSIDE

To the front of the property are mature herbaceous borders and block sett driveway and paths offering access to all aspects of the property.

An integral brick garage has up and over door, light and power supply, security doors to the Utility Room and the side of the property.

To the rear, is a private well proportioned rear garden with deep paved patio, shaped lawn, herbaceous borders and trees.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property. Gas not connected

CENTRAL HEATING - The property has the benefit of oil central heating.

DOUBLE GLAZING - The property has the benefit of

replacement uPVC double glazed frames and sealed unit double glazing.

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

VIEWING - Strictly by appointment with the sole agents.

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.

AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

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 independent 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.

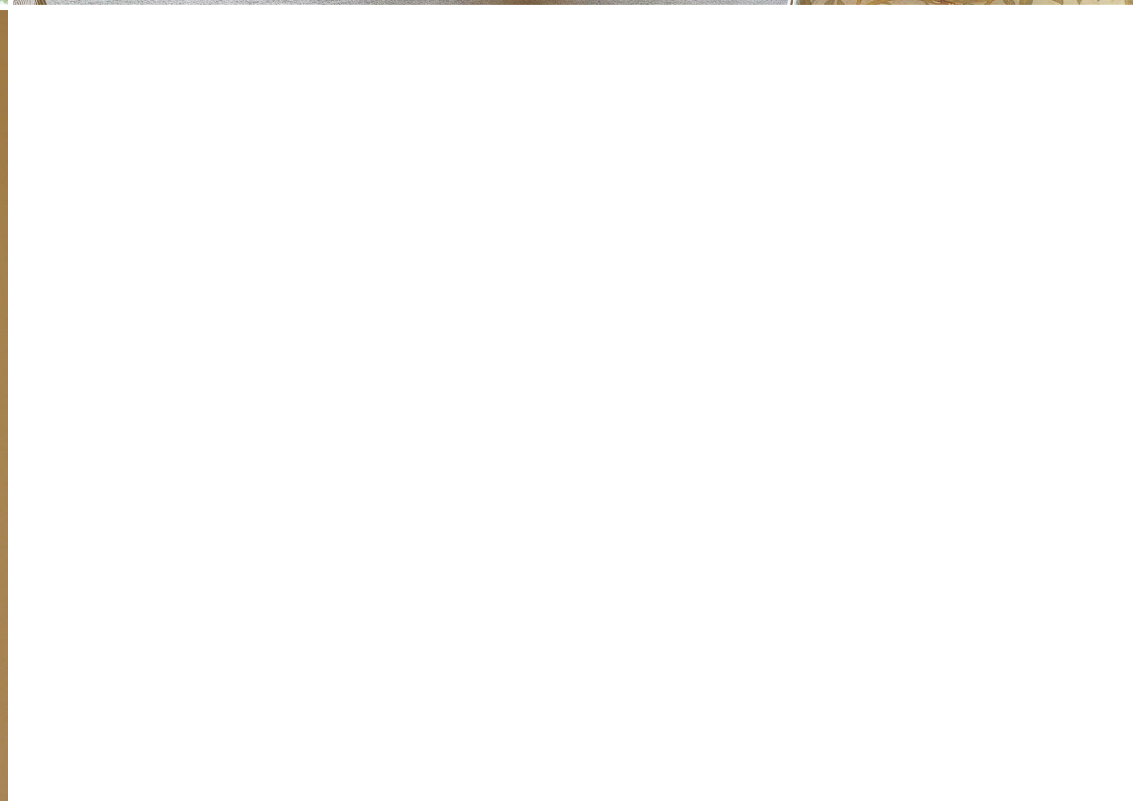
AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior

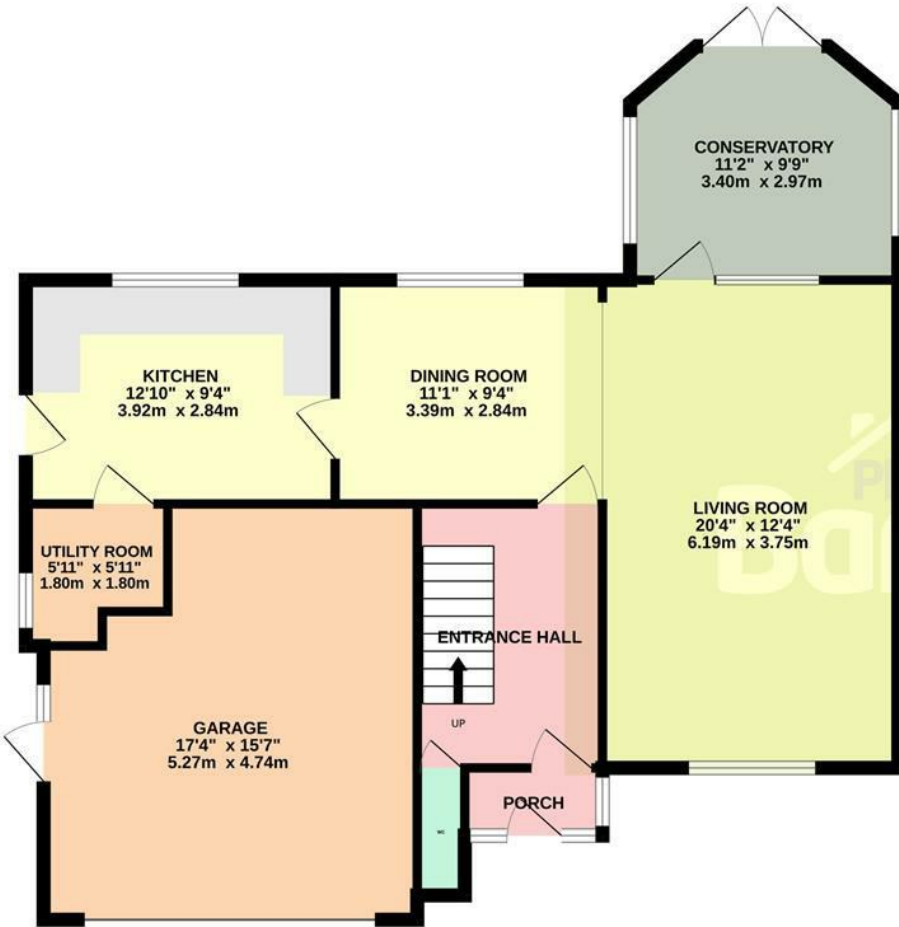
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

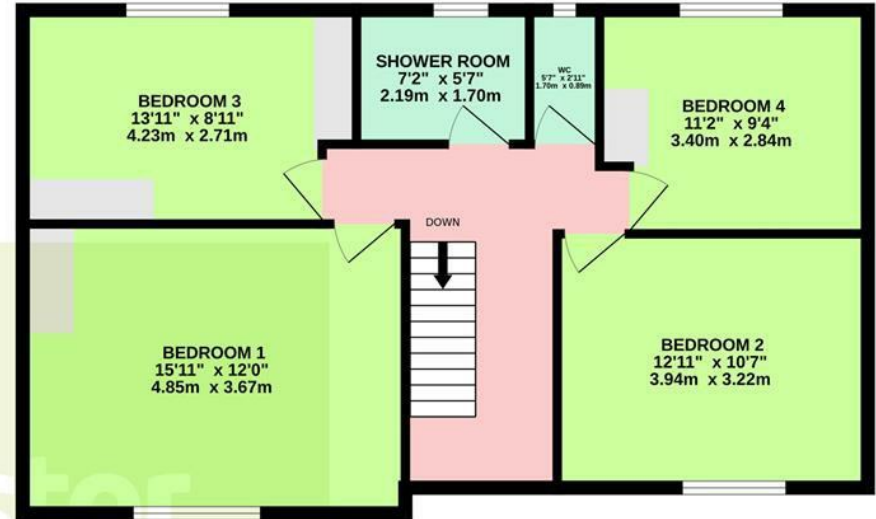




GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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