



Hall Park, Swanland, HU14 3NW
£275,000


**Philip
Bannister**
Estate & Letting Agents

Hall Park, Swanland, HU14 3NW

Key Features

- Luxurious First Floor Apartment
- Within An Exclusive Gated Complex
- 2 Fitted Double Bedrooms
- 2 Bath/Shower Room
- Spacious Open Lounge Diner
- Bespoke Fitted Breakfast Kitchen
- Retaining Many Period Features
- Use Of The Grounds & Swimming Pool
- Garage & Parking
- EPC = D

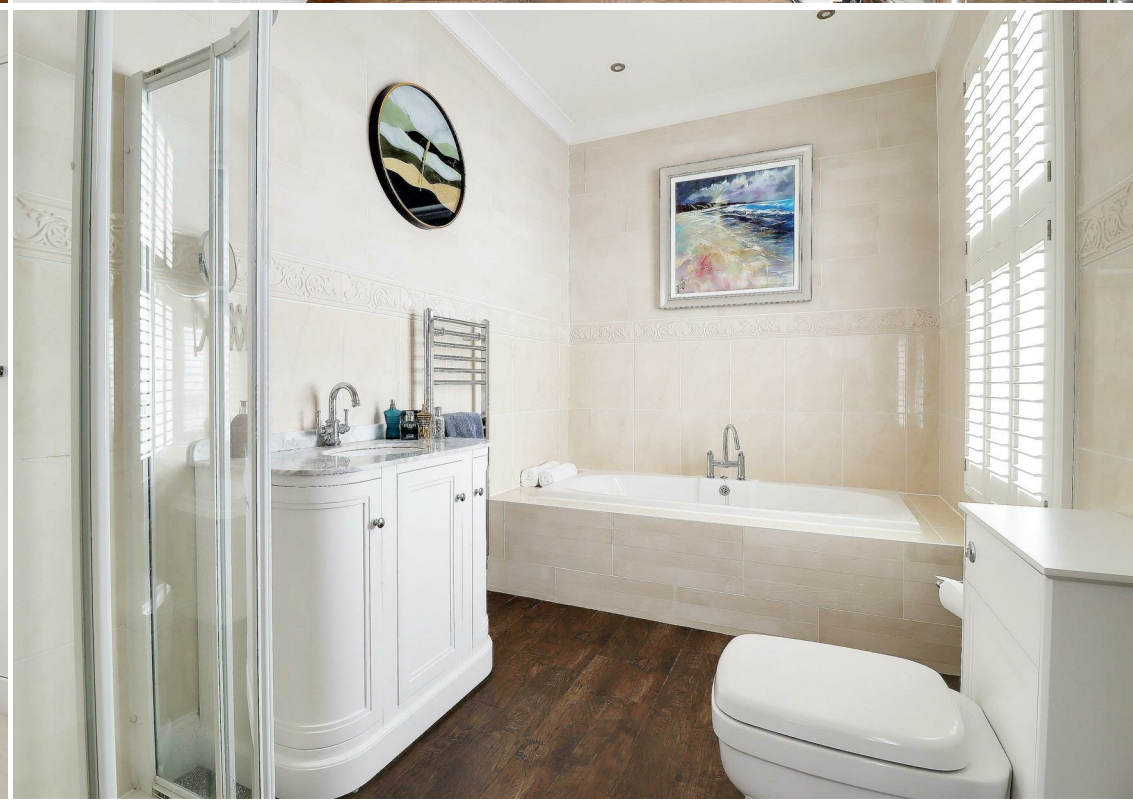
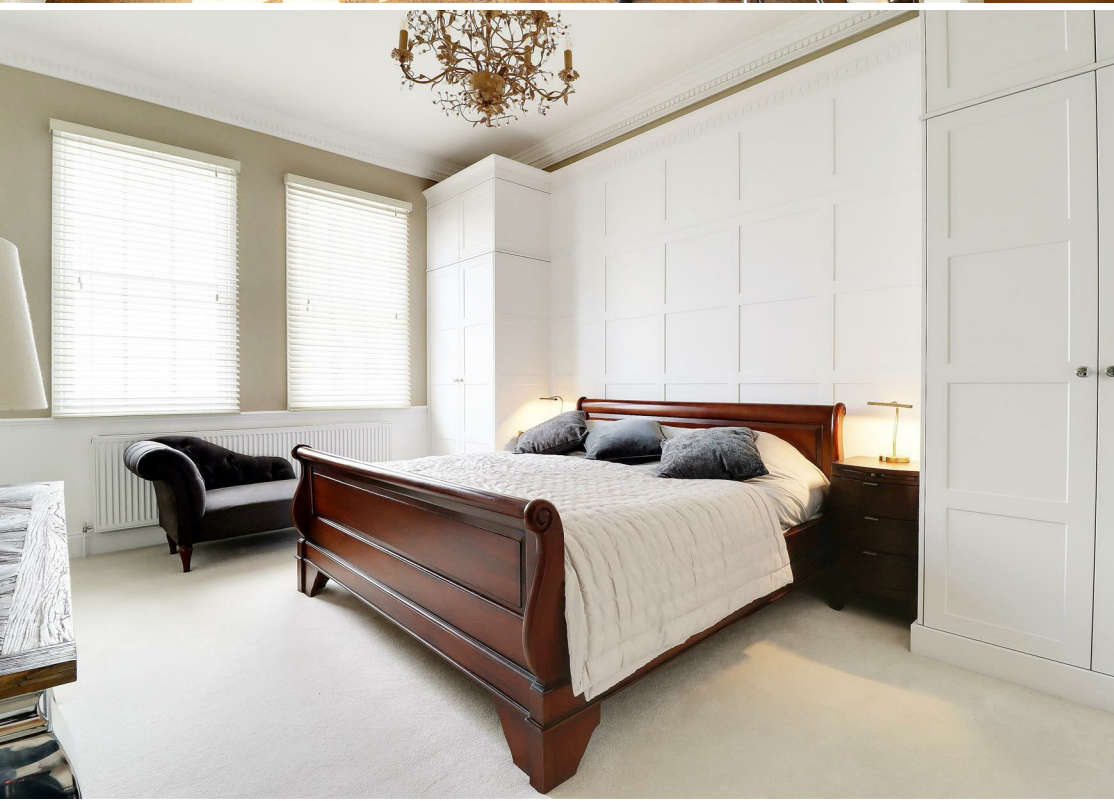
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nestled within an elegant Georgian Grade II Listed manor, this exclusive two-bedroom apartment exudes timeless charm and sophistication. The residence is surrounded by beautifully landscaped grounds and offers residents the luxury of an indoor swimming pool. The apartment is located on the first floor and has been meticulously styled to combine opulent modern comforts with the manor's original period features. The result is a spacious living space adorned with superb fittings and historical charm.

The first floor apartment features an inviting entrance hall, which includes a convenient shower room. The open-plan lounge and dining area offers stunning views over the formal lawn at the front of the property. A bespoke breakfast kitchen is equipped with a range of built-in appliances, providing both functionality and style. The two double bedrooms are designed with custom fitted wardrobes, and the primary bedroom boasts a luxurious en-suite bathroom. Additional amenities include a single garage and an allocated parking space within the courtyard, ensuring convenience and exclusivity.







SWANLAND HALL

Swanland Hall is located off the highly desirable Tranby Lane area of Swanland village occupying gated and secure walled grounds with extensive laid to lawn private gardens with an abundance of features and character provided by the terraced landscaped gardens. Within Swanland Hall itself the luxurious communal facilities include a dedicated heated swimming pool, changing facilities and areas for relaxation.

COMMUNAL ENTRANCE HALL

The apartment is one of eight bespoke apartments forming part of the Swanland Hall conversion. Apartments with access from the main hall enjoy opulent surroundings throughout with an abundance of traditional features evident from a decorative wall panelling, chandelier lighting and ceiling roses. A winding hardwood staircase leads up to the first floor level with decorative spindles and banister.

THE APARTMENT

ENTRANCE HALL

Accessing the apartment through a hardwood panel entrance door. The entrance is complete with tiling to flooring and under floor heating with individual control point, coving to ceiling, fitted cloaks cupboard and glazed French doors leading through to the lounge.

SHOWER ROOM

The smartly appointed shower room is fitted with a contemporary white suite comprising WC, inset wash hand basin to storage unit, self contained shower cubicle with folding glazed door, thermostatic shower over and a tiled inset. There is half tiling to the remainder of the room with decorative border, tiling to the floor area with underfloor heating.

OPEN PLAN LOUNGE DINER

29'3" max x 18" max (8.92m max x 5.49m max)

An open plan room of elegant proportions with a number of unique and appealing traditional features.

LOUNGE

18' x 14'8 (5.49m x 4.47m)

A room of grandeur with attractive views over the grounds to the front of the property through two Georgian style sash windows with original reconditioned shutters and decorative panelling to frame. The focal point to the room is provided by an ornate mantle piece with inset traditional style living flame fire, marble hearth and surround, To one wall there is an impressive triple bookcase along with further decorative features to include coving and dado rail, deep skirting and ceiling roses.

DINING ROOM

12'10" x 15'8 (3.91m x 4.78m)

Open plan from the lounge, with a sash window to rear aspect, ample provision and room for dining table or desk as required. There are a number of features to include deep skirting, dado rail and a ceiling rose.

BREAKFAST KITCHEN

13'2 x 11'11 (4.01m x 3.63m)

The bespoke kitchen is fitted with a comprehensive range of hand crafted shaker style wall and base units with butcher block work surfaces beneath a tiled splashback. There is a ceramic sink unit with swan neck mixer tap integral appliances which include a five ring gas burning range with oven below and concealed chimney extractor unit over, dishwasher, automatic washing machine, tumble dryer, fridge and freezer. There are uplighters and a sash window to the side elevation. Ample room is afforded for a breakfast table if required.

BEDROOM 1

16'8 x 11'9 (5.08m x 3.58m)

Accessed from the inner hallway, this principal bedroom is a generous size. A selection of smartly presented hand fitted and crafted bedroom furniture includes fitted wardrobes and decorative panelling. Further features include ceiling coving, ceiling rose and two sash windows.

EN-SUITE

7'3 x 11'11 (2.21m x 3.63m)

A luxurious en-suite to the principal bedroom which is fitted with a four piece suite to include a tiled inset bath central fill, corner shower cubicle, low flush WC and a wash hand basin inset to a storage unit with marble top. There is tiling to the walls, a sash window with shutters and a heated towel rail.

BEDROOM 2

9'9 x 9'8 (2.97m x 2.95m)

A further double bedroom leading from the main lounge area, finished with a Georgian style window to the front overlooking lawned garden. There is crafted bedroom furniture includes fitted wardrobes and decorative panelling.

GARAGE

Dedicated parking is provided via a self contained garage with electric up and over door. There is further provision for parking and visitor parking within the grounds.

THE GROUNDS

Swanland Hall is situated within a serene and tranquil location, offering a high level of privacy and seclusion thanks to wall boundaries along most of its perimeter. This setting epitomises a luxurious lifestyle location. The property is accessed through remotely operated electric gates with an intercom system connected to the individual apartments.

Residents have access to expansive grounds featuring well-maintained lawns, decorative planters, and borders. The gardens strike a perfect balance with landscaped seating areas, including both private cloistered sections and larger lawn areas. Various garden sections are illuminated, adding to the ambiance. The side and rear gardens boast a central ornamental fountain, with multiple pathways offering seclusion and privacy as needed. At the front of



Swanland Hall, a central fountain serves as a decorative highlight, complemented by a double fronted gravel driveway.

SWIMMING POOL

A fully operational heated swimming pool is available to the residents and is located on the ground floor, along with additional areas for relaxation. Changing room facilities are conveniently available in the basement.

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 in addition to underfloor heating.

GLAZING - The property has the benefit of wooden sealed units

SECURITY - The property has the benefit of an intercom system connecting to the front gates

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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 Leasehold with a share of the Freehold. The property is subject to a 999 year lease commencing 12 April 1995. A service charge of £4800 per annum is payable which includes buildings insurance, maintenance of the grounds, swimming pool and communal areas. There is no ground rent to pay N.B. The service charge was increased to £7200 for the period of 2024 to cover the costs of the main entrance hall and staircase to be

re-decorated and the installation of new carpets. The vendor of the subject property has advised that they have paid the additional £2400 upfront and therefore their service charge remains £4800.

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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FIRST FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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