



Manor Road, Swanland, HU14 3NZ
£419,950

Philip
Bannister
Estate & Letting Agents

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Key Features

- Spacious Family Home
- Versatile 3 / 4 Bedroom Accommodation
- 2 Reception Rooms
- Attractive Southerly Rear Garden
- Envious Position Within The Street Scene
- Spacious Dual Aspect Lounge With Log Burner
- Separate Utility Room & WC
- Driveway & Garage
- Solar Panels With Additional Income*
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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	

NO CHAIN. This versatile detached 3/4 bedroom family home is perfectly positioned within the street scene, nicely set back from the roadside with a small green to the front. The property boasts an established southerly garden, enhanced by solar panels on the roof that capitalise on its sunny orientation. Thoughtfully extended over the years, the home features a welcoming entrance hall leading to a dual-aspect lounge, complete with a cosy log-burning stove and double doors that open into a bright dining room. The ground floor also includes a flexible room that can serve as a bedroom or playroom, a fitted kitchen, a separate utility room, and a convenient WC.

Upstairs, the property offers three generously sized bedrooms, complemented by a family bathroom, an additional WC, and a practical study, ideal for working from home. The outdoor space is equally appealing, with a beautifully established rear garden perfect for family gatherings and a delightful front garden that enhances the property's curb appeal. A driveway provides ample off-road parking and leads to a garage, adding to the home's practicality and convenience. This well-maintained property is an excellent choice for families seeking a comfortable and adaptable living space in a desirable location.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase leading to the first floor and internal access to:

LOUNGE

20'5 x 12'10 (6.22m x 3.91m)

A spacious dual aspect reception room with windows to the front and rear elevations along with a door opening to the garden. A wood burning stove sits centrally within a chimney breast and is a real feature.

DINING ROOM

9'5 x 11'10 (2.87m x 3.61m)

Accessed via double doors from the lounge. There is ample room for a dining suite and a window to the rear elevation.

PLAY ROOM/BEDROOM 4

13'11 x 8'5 (4.24m x 2.57m)

A further versatile reception room with a large window to the front elevation.

BREAKFAST KITCHEN

14'5 max x 11'5 max (4.39m max x 3.48m max)

Extending to the rear of the property is the fitted breakfast kitchen with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath tiled splashbacks. A 1 1/2 bowl stainless steel sink unit is positioned beneath a window to the side elevation, integral appliances include a NIEFF double oven and

microwave, a gas hob beneath a stainless steel extractor hood. There is undercabinet lighting, space for a breakfast table, a high level window to the rear and a door opening to the garden.

INNER HALLWAY

A connecting hallway with a built-in cupboard.

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and pedestal wash basin. There are partially tiled walls and a high level window to the side.

UTILITY ROOM

With fitted cupboards, worksurface, plumbing for automatic washing machine and space for further undercounter appliances. There is a high level window to the side elevation, cupboard housing the combination boiler and a door leading from the front.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is access to a large partially boarded loft space with light and power.

BEDROOM 1

20'4 x 8'9 (6.20m x 2.67m)

A large dual aspect primary bedroom with windows to the front and rear elevations. There are two built-in cupboards. The owners have advised that this was originally two bedrooms and could be reinstated with relative ease.

BEDROOM 2

10'8 x 12'10 (3.25m x 3.91m)

A second generous double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3

9'4 x 9'10 (2.84m x 3.00m)

A further double bedroom with a window to the rear elevation overlooking the garden.

STUDY

7'8 narrowing to 4'3 x 10'8 (2.34m narrowing to 1.30m x 3.25m)

A useful study space with a Velux window.

BATHROOM

5'9 x 5'8 (1.75m x 1.73m)

The bathroom is fitted with a two piece suite comprising pedestal wash basin and a panelled bath. There is tiling to the walls, a heated towel rail and a window to the rear.

WC

Fitted with a low flush WC, tiled walls and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there are lawned gardens and established planting beds with a range of shrubs. A block paved footpath leads to the front and side entrance doors and continues to the side of the property.

REAR

The established rear garden enjoys excellent privacy and a southerly aspect and is beautifully complemented by an abundance of plants, shrubs, and bushes. Mature foliage creates a sense of privacy and tranquillity, with a variety of textures. There are two outdoor electrical sockets along with an outdoor tap.



DRIVEWAY & GARAGE

A block paved driveway provides off street parking and leads to a garage. The garage is installed with an electric up and over door, light and power.

SOLAR PANELS

The property is installed with 3.3kwh solar panels to the rear elevation. The panels are owned by the property and generate a yearly income. In the 12 months to July 2024 they generated approximately £925*.

* will fluctuate each year

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 PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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. 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.

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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In compliance with NTSTEAT 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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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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1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

