



Main Street, Swanland, HU14 3QP
£190,000

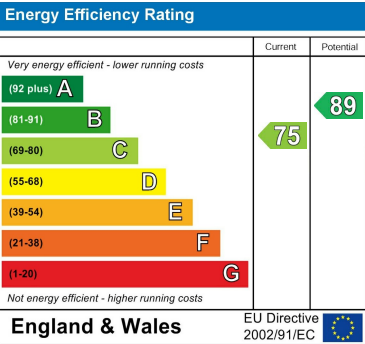

**Philip
Bannister**
Estate & Letting Agents

Main Street, Swanland, HU14 3QP

This beautifully refurbished two-bedroom cottage in the heart of Swanland has been transformed with a complete overhaul, including a new roof, re-wire, heating system, kitchen, and bathroom. Enjoying an elevated position, the property features an inviting entrance hall, a front-facing lounge, and a spacious full-width dining kitchen with newly installed units, alongside a brand-new utility room and WC. Upstairs, two generous double bedrooms are complemented by a newly fitted four-piece bathroom. Outside, a generous rear garden offers ample outdoor space, while a neatly gravelled front garden enhances the property’s kerb-side appeal.

Key Features

- Significantly Refurbished Cottage
- 2 Double Bedrooms
- Newly Installed Dining Kitchen
- New 4 Piece Bathroom
- New Roof, Re-Wire & Heating
- Utility Room & WC
- Generous Garden
- Central Village Location
- EPC = C
- Council Tax = C







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

LOUNGE

12'6 x 12'3 (3.81m x 3.73m)

A front facing reception room with a large window to the front elevation and access to an under-stair storage cupboard.

DINING KITCHEN

10'5 x 15'4 (3.18m x 4.67m)

Extending the width of the property to the rear and fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, integrated electric oven, gas hob and extractor hood. A sliding patio door leads to the rear garden and there is ample space for a dining suite.

UTILITY ROOM

8'3 x 4'4 (2.51m x 1.22m/1.22m)

Fitted with base units, contrasting worksurface and there is space and plumbing for an automatic washing machine, space for second undercounter appliance and a larger fridge freezer. A window is to the side elevation and there is a wall mounted boiler.

WC

Fitted with a two piece suite comprising WC and wash basin.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'4 x 15'5 narrowing to 12'4 (3.45m x 4.70m narrowing to 3.76m)

A spacious double bedroom with a window to the front elevation.

BEDROOM 2

11'3 x 8' (3.43m x 2.44m)

A second double bedroom with an ornamental fireplace and a window to the rear.

BATHROOM

Installed with a four piece suite comprising WC, inset vanity wash basin, panelled bath and a corner shower cubicle. There is splashboard wall panelling, anthracite ladder towel rail and a window to the rear.

OUTSIDE

To the front of the property there is a gravelled garden and steps leading to the property. The rear garden is an excellent size with a concrete patio immediately to the rear, two areas which would make ideal lawns. To the bottom of the garden, beyond the timber fencing, there is another section of garden.

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 C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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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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; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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