



Todds Close, Swanland, HU14 3NT
£575,000

Philip
Bannister
Estate & Letting Agents

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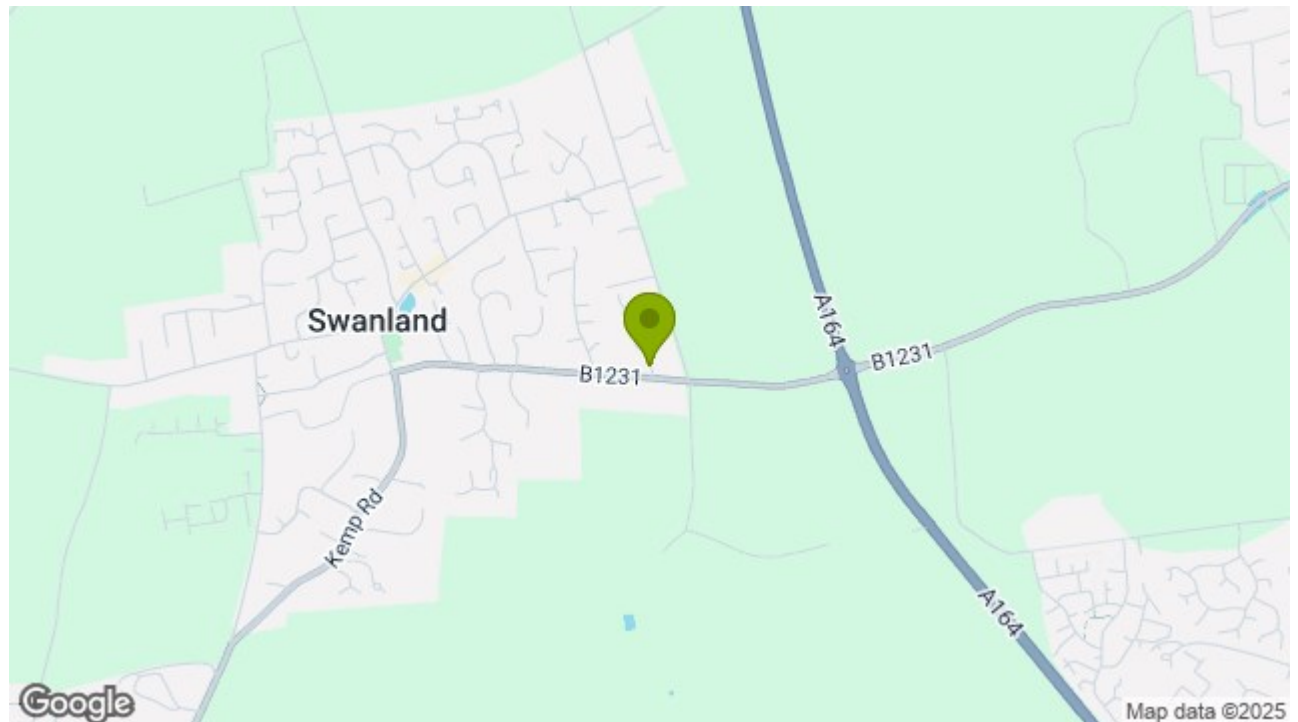
Key Features

- NO CHAIN
- Spacious Detached Residence
- Highly Desirable Cul-De-Sac Location
- 4 Double Size Fitted Bedrooms
- En Suite & Family Bathroom
- 2 Reception Rooms
- Spacious Breakfast Kitchen
- Double Garage with Internal Office
- Westerly Rear Garden
- EPC = D / Council Tax = G

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales		
EU Directive 2002/91/EC		

Nestled within a prestigious cul-de-sac in the highly sought-after village of Swanland, this spacious detached residence offers an exceptional opportunity for family living. Set back from the roadside, the property enjoys a generous front garden adorned with mature trees, while the private rear garden benefits from a desirable westerly aspect. Inside, the welcoming entrance hall leads to a cloakroom/WC, a bright and airy "L" shaped lounge diner, and a second versatile reception room—ideal for use as a study or playroom. The breakfast kitchen provides ample space for casual dining.

Upstairs, four well-proportioned double bedrooms all feature fitted wardrobes, with the principal bedroom further enhanced by its own en-suite. A stylish family bathroom serves the remaining bedrooms, catering to modern family needs. The rear garden is beautifully landscaped, with a decked terrace providing a perfect space for outdoor entertaining. A double-width side driveway offers ample parking and leads to a detached double garage, which has been partly converted into an office space—ideal for home working. With no onward chain, this impressive home is ready for its next owners.





LOCATION

The picturesque village of Swanland is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/M62 motorway link. There are train stations at nearby villages of North Ferriby & Brough.

ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

With "Karndean" flooring and a staircase leading to the first floor.

CLOAKROOM/WC

With white suite incorporating low flush WC, pedestal wash hand basin, With "Karndean" flooring and a window to the side elevation.

LOUNGE

24'3" max x 20'11" max (7.39m max x 6.38m max)
This spacious L-shaped room features a pine fire surround incorporating "marble" inset, hearth and coal effect gas fire. A laminated wood flooring runs throughout, two windows to the front elevation and French doors leading to the rear garden.

STUDY

11'9" x 8'9" (3.58m x 2.67m)

A versatile second reception room with laminated wood flooring and two windows to the front elevation.

BREAKFAST KITCHEN

18'8 x 11'9 (5.69m x 3.58m)

This large well fitted kitchen offers a comprehensive range of white fronted floor and wall units and glass cabinets complimented by dark work surfaces; appliances include a range cooker with extractor hood, integrated dishwasher and fridge freezer. There is a 1.5 bowl sink unit, laminated wood flooring, a window to the rear and a door to the side elevation.

BEDROOM 1

11'9 x 11'6 (3.58m x 3.51m)

A double bedroom with fitted wardrobes and drawers, window to the front elevation. A door leads to into:

EN-SUITE BATHROOM

With cream suite incorporating corner bath, vanity wash hand basin and a low flush WC. There is a window to the side elevation.

BEDROOM 2

12'11" x 11'2" + wardrobes (3.94m x 3.40m + wardrobes)

With second double bedroom with fitted wardrobes and a window to the rear.

BEDROOM 3

11'2" x 10'7" + wardrobes (3.40m x 3.23m + wardrobes)

A further double bedroom with fitted wardrobes and a window to the rear.

BEDROOM 4

11'9" x 11'4" (3.58m x 3.45m)

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

BATHROOM

With cream suite incorporating panelled bath with shower attachment and glazed shower screen, vanity wash hand basin and low flush WC. There is partial tiling to the walls and a window to the front elevation.

EXTERNAL

The property sits well back off the road and has a large front garden laid mainly to lawn with inset trees and conifers. The rear garden is westerly facing and features a paved patio which leads to a lawn and a raised decking entertainment area with brick BBQ area.

DOUBLE GARAGE

A double width drive will accommodate 4 cars and leads to a double size garage with internal office space within (will take one car only).

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

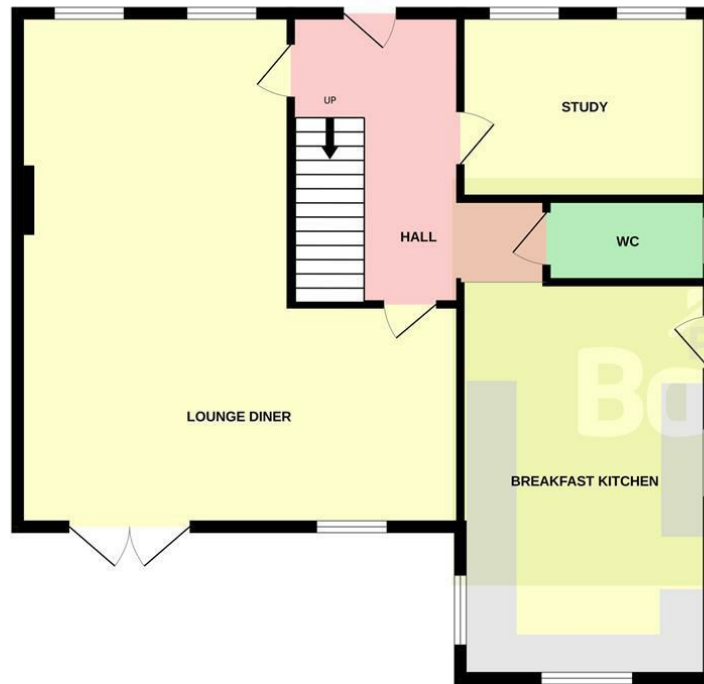
Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

AML

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GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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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