



Main Street, Swanland, HU14 3QP  
£215,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Main Street, Swanland, HU14 3QP

## Key Features

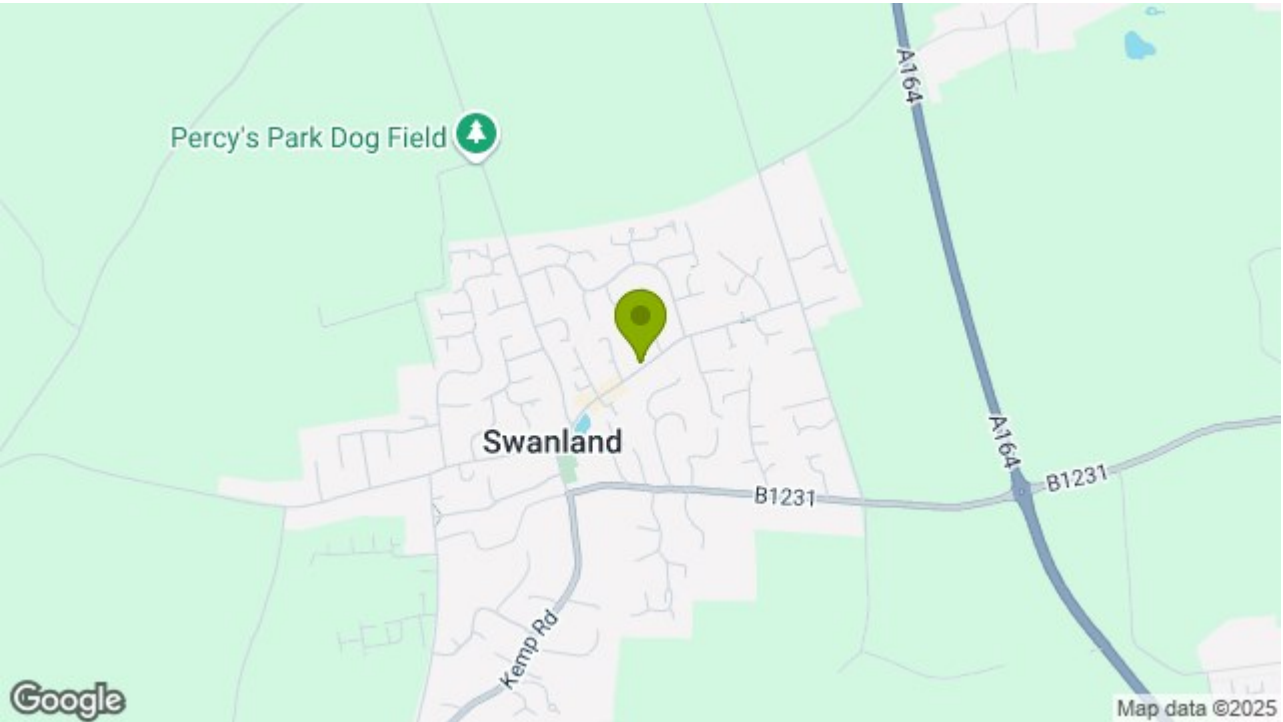
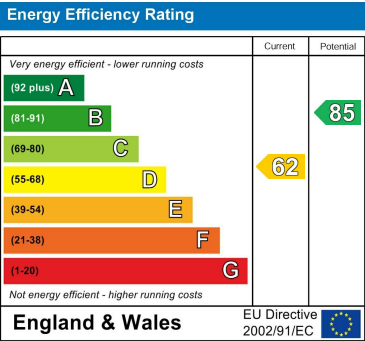
- Beautiful 2 Bedroom Cottage
- Stunning Living Kitchen With Island
- Front Facing Lounge With Multi-Fuel Burner
- Dining Room With Bi-Folding Doors To The Garden
- Ground Floor Cloakroom/Utility
- Luxurious 4 Piece Bathroom Suite
- Private Courtyard Garden
- EPC = D
- Council Tax = C

This beautifully appointed 2-bedroom cottage offers the perfect blend of modern living and classic charm, ideally situated towards the centre of this highly desirable village. With no onward chain, this property has been sympathetically updated throughout, creating a fabulous home ready for immediate enjoyment.

Inside, there is an entrance hall leading to a spacious front-facing lounge, complete with a cosy multi-fuel stove. The heart of the home is the stunning full-width living kitchen, featuring elegant Quartz work surfaces and a central island. An archway opens to a separate dining room, offering seamless access to the private courtyard garden through bi-folding doors. Additionally, a convenient utility and cloakroom are located on the ground floor.

Upstairs, you'll find two generously sized double bedrooms and a luxurious four-piece bathroom, designed for ultimate relaxation and comfort.

To the rear of the property, a private courtyard garden offers a peaceful retreat, ideal for outdoor dining or simply enjoying the tranquil surroundings.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. There is a staircase leading to the first floor.

#### LOUNGE

An attractive front facing reception room with a chimney breast housing a multi-fuel burning stove. There is engineered wood flooring and a window to the front elevation.

#### LIVING KITCHEN

A beautifully appointed shaker style kitchen with a range of solid wood wall and base units mounted with marble compact laminate worksurfaces and splashbacks. An island peninsular serves as a breakfast bar and is in contrasting colours to that of the kitchen. A Belfast sink unit is recessed within the Quartz worksurface and there is an integral dishwasher. Additional appliances include a fridge freezer and an extractor hood. There is space for a sofa, engineered wood flooring, a window overlooking the rear garden and a cupboard beneath the staircase. An archway opens to:

#### DINING ROOM

With ample space for a dining suite, bi-folding doors open to the rear garden and there is a sliding door to:

#### UTILITY/CLOAKS

Fitted with floor to ceiling storage housing the washing machine, a two piece suite includes a WC and counter top wash basin.

### FIRST FLOOR

## LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation and a built-in cupboard over the stairwell.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BATHROOM

The luxurious bathroom is fitted with a four piece suite comprising WC, free standing bath with central mixer, walk-in shower with "rainfall" head and an inset wash basin within a fixed cabinet. There is a window to the rear elevation.

#### OUTSIDE

To the front of the property there is a lawned garden with planting beds and steps leading up to the property. To the rear of the property there is a private courtyard garden designed for low maintenance, with artificial turf and planting beds.

## 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 and aluminium bi-folding doors.

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.

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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017









to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

### **AGENT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100









Ground Floor



First Floor



Approximate total area<sup>m</sup>  
824 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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