

staniford grays



1 Mere Way, Swanland, HU14 3QB

£309,950





1 Mere Way

Swanland, HU14 3QB

- IMMACULATELY PRESENTED FAMILY HOME
- WEST FACING GARDEN
- IDEAL FOR FAMILIES
- 2 BATHROOMS (NEW ENSUITE)
- PRIVATE REAR GARDENS
- CENTRAL SWANLAND SETTING
- DRIVEWAY AND GARAGE
- 4 GENEROUS BEDROOMS
- DECEPTIVELY SPACIOUS

DECEPTIVELY SPACIOUS (OVER 1150 SQUARE FEET), FOUR BEDROOM MEWS STYLE HOME, HAVING RECENTLY BEEN RE-MODELLED, ALL WITHIN A CENTRAL SWANLAND SETTING.

Conveniently located, Staniford Grays introduce to the market a modern styled property suitable for the needs and requirements for a range of purchaser profiles, with spacious reception rooms to ground floor level and sizeable bedrooms to the first floor.

Internally the property offers ready to move in family living with accommodation to ground floor comprising; entrance hall, W.C. large lounge, dining room open plan to a modern kitchen with full garden views.

To the first floor are four good sized bedrooms with the master having a large en-suite shower room and house bathroom.

Externally a side driveway with car port leads to a detached garage to the rear where there is also a private lawned garden and patio seating area with a West facing orientation.

Offering ready to move in condition and comes recommended for internal viewing to appreciate the size of property on offer.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite style entrance door to this impressively specified family home, having recently undergone a program of transformation and improvement, with upgraded internal doors also.

CLOAKROOM / W.C

With uPVC privacy window to frontage, tiling to floorcoverings, low flush w.c, pedestal wash hand basin, mosaic tiled detailing.

RECEPTION LOUNGE

19'10" x 10'5" (6.06 x 3.18)
Smartly appointed with LVT floorcoverings, uPVC double glazed window to front outlook, benefiting from good levels of natural daylight, upgraded double internal doors provided access through to...

DAY ROOM / KITCHEN

19'11" x 12'8" (6.09 x 3.87)
Boasting a West facing orientation, with dedicated space for dining table, French doors (with integrated blinds) lead to external patio terrace. A well appointed Shaker style kitchen benefits from solid wood work surfaces, incorporating inset sink and drainer with feature mixer tap, freestanding Range with extractor canopy over, integrated dishwasher, integrated fridge, tiling to splashbacks, under-cabinetry lighting, inset spotlights to ceiling, uPVC double glazed window provides outlook over rear garden.

FIRST FLOOR

LANDING

A split level landing gives access to four generously sized bedrooms and house bathroom

BEDROOM ONE

16'3" x 10'5" (4.96 x 3.20)
Of double bedroom proportions with uPVC double glazed window to front outlook, inset spotlights to ceiling, generous space for freestanding bedroom furniture.

EN SUITE SHOWER ROOM

5'5" x 7'7" (1.67 x 2.32)
NEWLY APPOINTED- With oversized shower cubicle with wall mounted showerhead and console and splash screening, wash hand basin inset to unit, concealed cistern w.c, uPVC privacy window to the rear.

BEDROOM TWO

8'8" x 8'1" (2.65 x 2.48)
With uPVC double glazed window to the rear elevation, fitted wardrobes with locker storage.

BEDROOM THREE

8'10" x 9'1" (2.71 x 2.79)
With uPVC double glazed window to frontage, fitted wardrobes and storage

BEDROOM FOUR

9'3" x 8'2" (2.84 x 2.49)
With uPVC double glazed window, wardrobe and locker storage.



HOUSE BATHROOM

6'7" x 8'3" (2.02 x 2.54)

Well appointed throughout with traditional detailing, incorporating panel bath with electric mounted showerhead and console over, inset wash hand basin, low flush w.c, contrasting tiling, heated towel rail and uPVC privacy window to rear.

OUTSIDE

Mere Way itself remains conveniently positioned within the very heart of Swanland village centre, occupying a number of similarly styled dwellings in a cul-de-sac arrangement. The subject dwelling boasts dedicated driveway parking provision, in turn leading to a covered carport area with gated access opening through to the rear.

The front gardens benefit from established plant borders with gated access to the side of the property. A detached rear garage features (5.23 x 2.61m) with up&over access door and window to side.

To the rear of the property, a patio terrace extends from the immediate building footprint, with raised lawn and terraced area, established planting and shrubbery, being majority laid to lawn grass, with further patio and potting area to the rear of the garage. Boarded fencing exists to the private rear boundaries with West facing orientation enjoying excellent levels of natural daylight and sunshine. External tap and light points.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

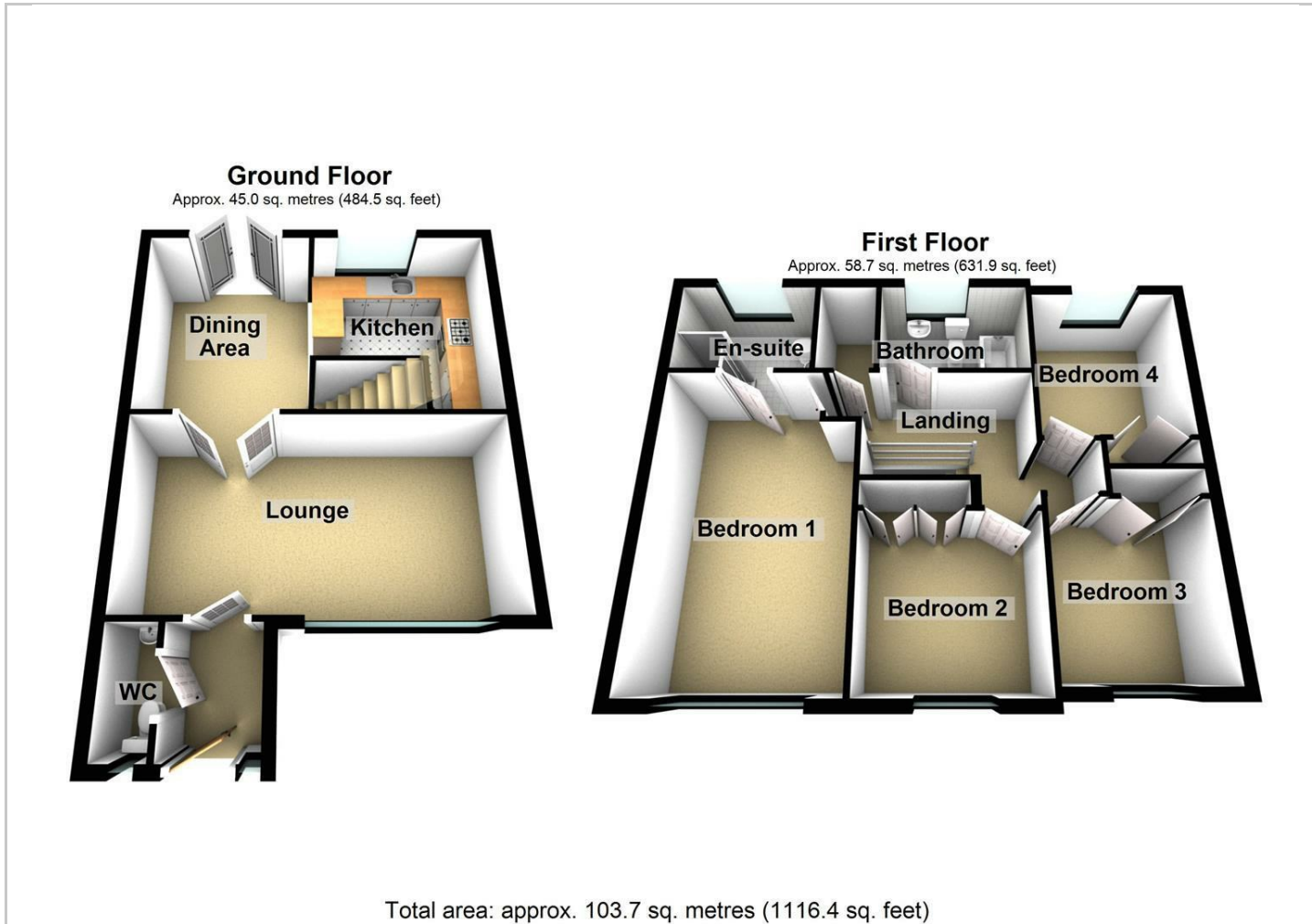
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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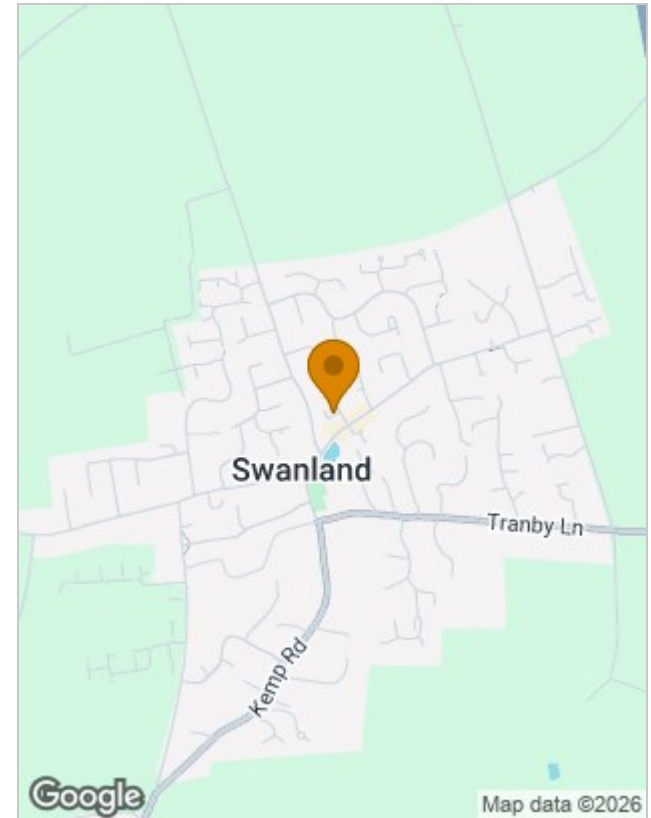
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



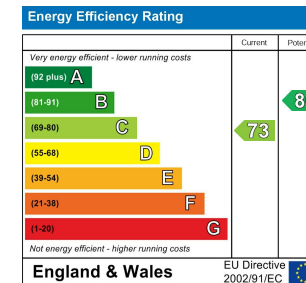
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.