Mill Road, Swanland, HU14 3PL

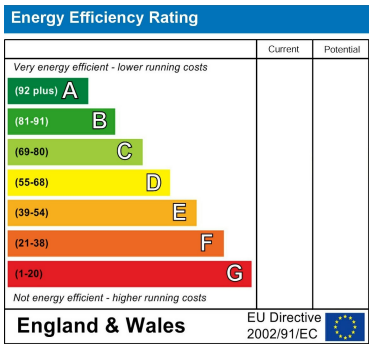
£225,000

Philip Bannister
Estate & Letting Agents

Mill Road,
Swanland, HU14 3PL

Key Features

- NO CHAIN
- Delightful Cottage Home
- Long Rear Garden With Views Across Open Fields
- Contemporary Bathroom
- Dining Room With Study Area & Open To Kitchen
- Front Facing Lounge With Log Burner
- Off Street Parking To The Rear
- Desirable Village Location
- EPC = TBC
- Council Tax = C



NO CHAIN - Enjoying a highly desirable position within the sought-after village of Swanland, this two bedroom end cottage is offered to the market with no onward chain and enjoys fabulous far-reaching views from the foot of the rear garden.

The accommodation briefly comprises an entrance hall, a bay fronted lounge featuring a log burning stove and a dining room with study area opening through to a fitted kitchen. To the first floor are two bedrooms and a contemporary bathroom. Outside, the property benefits from a front garden, a shared driveway leading to private parking and a particularly long rear garden incorporating a timber cabin and seating area positioned to enjoy the outstanding open views beyond.

ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. The hallway has a staircase leading to the first floor accommodation.

LOUNGE
A front facing reception room with a feature fireplace housing a log burning stove beneath a timber mantle. There is a bay window to the front elevation with a window seat.

DINING ROOM
With ample space to accommodate a dining table and chairs, the room opens into a study area complete with a bespoke fitted desk. Two windows to the side elevation provide plenty of natural light, a herringbone-style tiled floor rund throughout, while an opening leads through to:

KITCHEN
The kitchen is fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a brick-slip splashback. A 1 1/2 bowl stainless steel sink unit sits beneath a window to the rear, there is an electric oven, gas hob and extractor hood. There is space and plumbing for an automatic washing machine and dishwasher, space for a larder fridge freezer. A herringbone-style tiled floor continues throughout and there is a door leading to the rear.

FIRST FLOOR

LANDING
A split level landing with access to the accommodation at first floor level.

BEDROOM 1
A spacious double bedroom with a large window to the front elevation. There is access to a storage cupboard above the stairwell.

BEDROOM 2
A second bedroom which is positioned to the rear of the property and having fabulous views towards the garden and fields beyond.

BATHROOM
The contemporary bathroom is fitted with a three piece suite comprising WC, vanity wash basin with storage unit and a panelled bath with a glazed screen and mixer shower over. There are partially tiled walls, tiled floor, heated towel rail and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is a garden area with a picket fence to the boundary. A timber and lattice archway allows access to the garden, with a footpath leading to the entrance door.

REAR
To the rear of the property is a gravelled courtyard enclosed by fencing, with an archway providing access through. Beyond the shared access road, a generous gravel driveway offers ample off-street parking for several vehicles. The rear garden is a particular highlight of the home and is predominantly laid to lawn. Extending beyond a timber cabin, the garden leads to a seating area with low-level fencing, perfectly positioned to take advantage of the far-reaching views across the surrounding open fields.

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.
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.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

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 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

56

Ground Floor

First Floor

Approximate total area(1)

767 ft²

(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.

GIRAFFE360

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents