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Limb
MOVING HOME



Westwood, 30 West Leys Road, Swanland, East Yorkshire, HU14 3LX

- 📍 Stunning Detached Bungalow
- 📍 Landscaped Gardens
- 📍 Four Bedrooms
- 📍 Council Tax Band = G

- 📍 Superb Open Plan Living
- 📍 Substantial Parking & Double Garage
- 📍 Highly Desirable Location
- 📍 Freehold / EPC = C

£799,950

INTRODUCTION

Set within a generous, private plot of approximately 0.41 acres, Westwood is a distinctive detached bungalow built in the late 1960s. Architecturally designed with a contemporary emphasis, the property has been thoughtfully updated and refined to create a highly functional and comfortable home. It occupies a prime position along one of Swanland's most sought-after residential avenues, screened from the road and approached via a sweeping resin driveway.

The accommodation is designed to maximise natural light and views of the surrounding greenery, with key living spaces arranged in a seamless, semi-open-plan style. A welcoming entrance hall leads to a dedicated study and a practical cloakroom/W.C. The heart of the home is the expansive living and dining area, featuring large windows to the south and west elevations that capture the sun throughout the day. This space opens directly into a modern kitchen extension, where bi-folding doors bridge the gap between the indoor space and the garden terrace. A separate snug and a utility room add further versatility to the day-to-day layout.

The bedrooms are clustered along a central corridor, away from the main living areas. This includes a principal bedroom complete with a modern en-suite shower room and direct access to the garden via double doors, alongside three further bedrooms and a well-appointed family bathroom. The home is fitted with gas-fired central heating and a combination of uPVC and hardwood double glazing.

Outside, the mature grounds are partially walled and have been landscaped to offer excellent privacy and all-day sun. The resin driveway continues past the property to a rear courtyard, providing substantial parking alongside a double garage and an attached carport. The external space is completed by a greenhouse and a highly versatile brick-built outbuilding.

LOCATION

Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

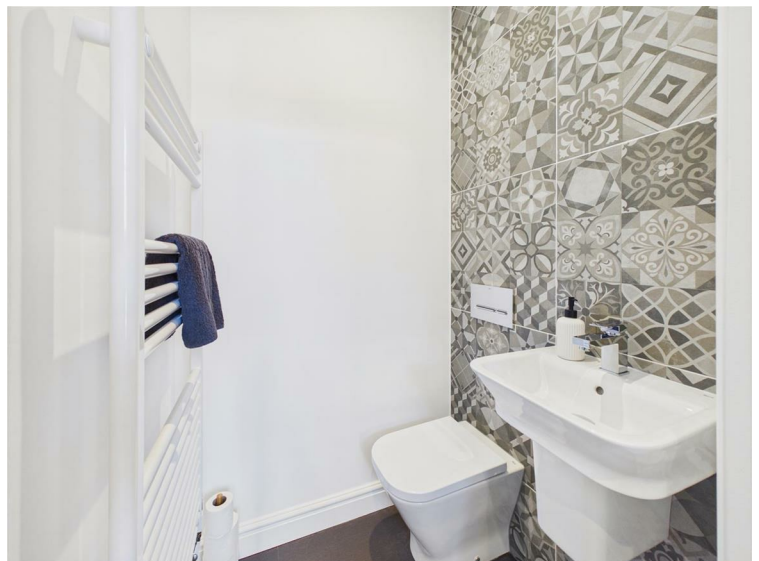
ENTRANCE HALL

With sliding glass door opening to the living accommodation and access to the cloaks/W.C. and study.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Heated towel rail.



STUDY

With window to the side elevation.



OPEN PLAN LIVING/DINING ROOM

Stunning open plan space with large picture windows to both south and west elevations allowing light to flood in and providing views across the garden. A wide opening provides access to the kitchen.



LIVING AREA

With inset gas fire.

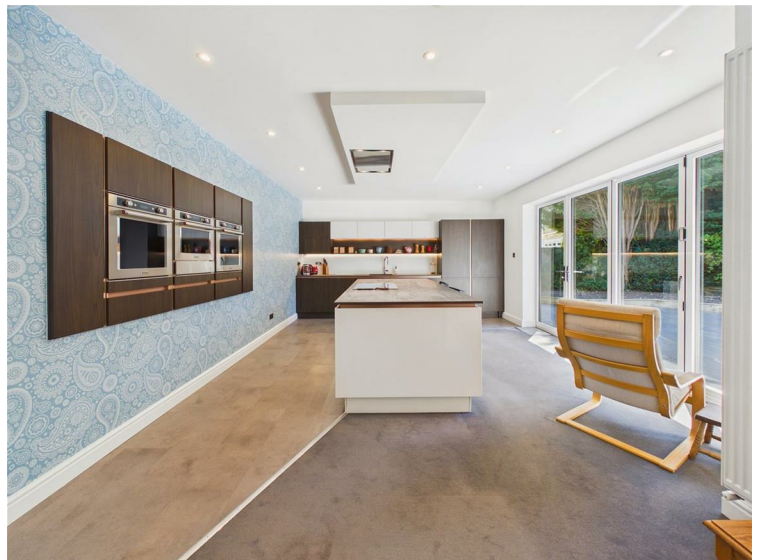


DINING AREA



KITCHEN

A superb, light-filled space featuring a full wall of bi-fold doors that open directly onto the south-facing terrace. The kitchen is comprehensively fitted with an extensive range of contemporary dual-toned units, complemented by a large matching central island. Premium integrated appliances include two KitchenAid ovens, a microwave with a warming drawer, a Neff induction hob with an extractor hood above, a Neff dishwasher, and separate full-height larder fridge and larder freezer units. The workspace is further enhanced by an under-counter one-and-a-half bowl sink equipped with a mixer tap and a Quooker instant hot water tap.





UTILITY ROOM / REAR LOBBY

With modern fitted units, circular sink with mixer tap, plumbing for a washing machine and space for dryer. External access door to side driveway.



SNUG / HOME OFFICE

With window to the side elevation.



BEDROOM 1

With double doors opening out to the south facing garden. A door leads to a side lobby with cupboard housing the gas central heating boiler and cylinder plus an external door to the carport.



EN-SUITE SHOWER ROOM

A stylish suite comprising a large shower enclosure with rainhead and handheld shower system, concealed flush W.C., wash hand basin and tiled surround.



BEDROOM 2

With sliding patio doors leading out to the south facing garden.



BEDROOM 3

With window overlooking the garden.



BEDROOM 4 / DRESSING ROOM

With an extensive range of fitted units with open hanging space, drawers and cupboards. Window overlooking the garden.



BATHROOM

With stylish suite comprising an oval bath, concealed flush W.C., vanity unit with wash hand basin, walk in shower with rain head and hand held shower stytem, tiling to walls and floor, heated towel rail.



OUTSIDE

Occupying a commanding position on West Leys Road, the property enjoys a mature, established frontage and is set well back to ensure excellent privacy. A sweeping resin driveway curves past the bungalow, opening out into a partially walled rear courtyard that provides substantial parking alongside the carport and double garage.

The beautifully landscaped grounds wrap around the property, thoughtfully designed with distinct areas of interest to capture the sun at all times of the day. Expansive lawns extend directly to the south, while further lawns to the west border a generous, extensively paved terrace—an ideal space for outdoor entertaining, complemented by thoughtfully planted ornamental shrubbery.



GARAGING & OUTBUILDINGS



TERRACE



SOUTH FACING GARDEN



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has a combination of uPVC framed and hardwood framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and 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.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

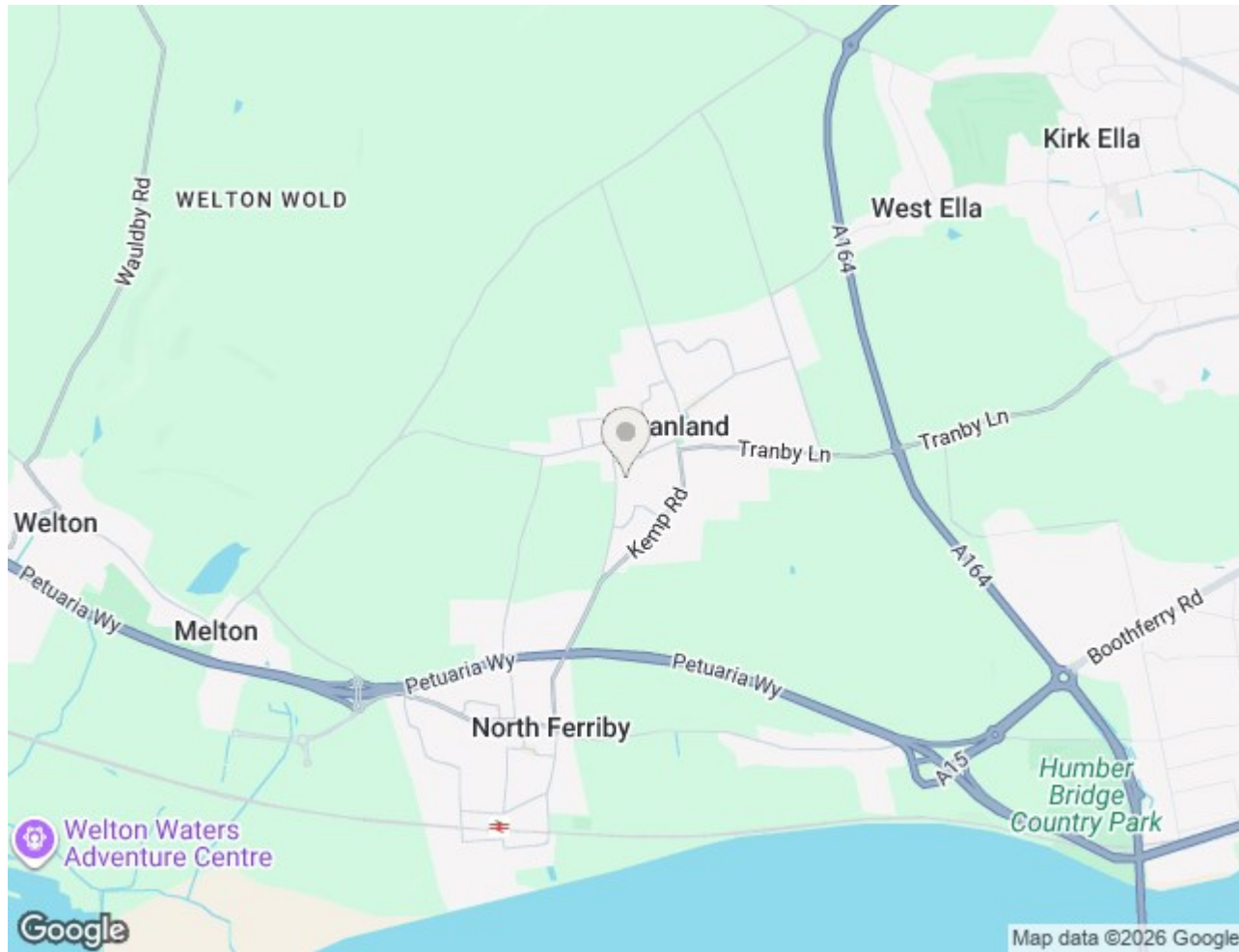
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

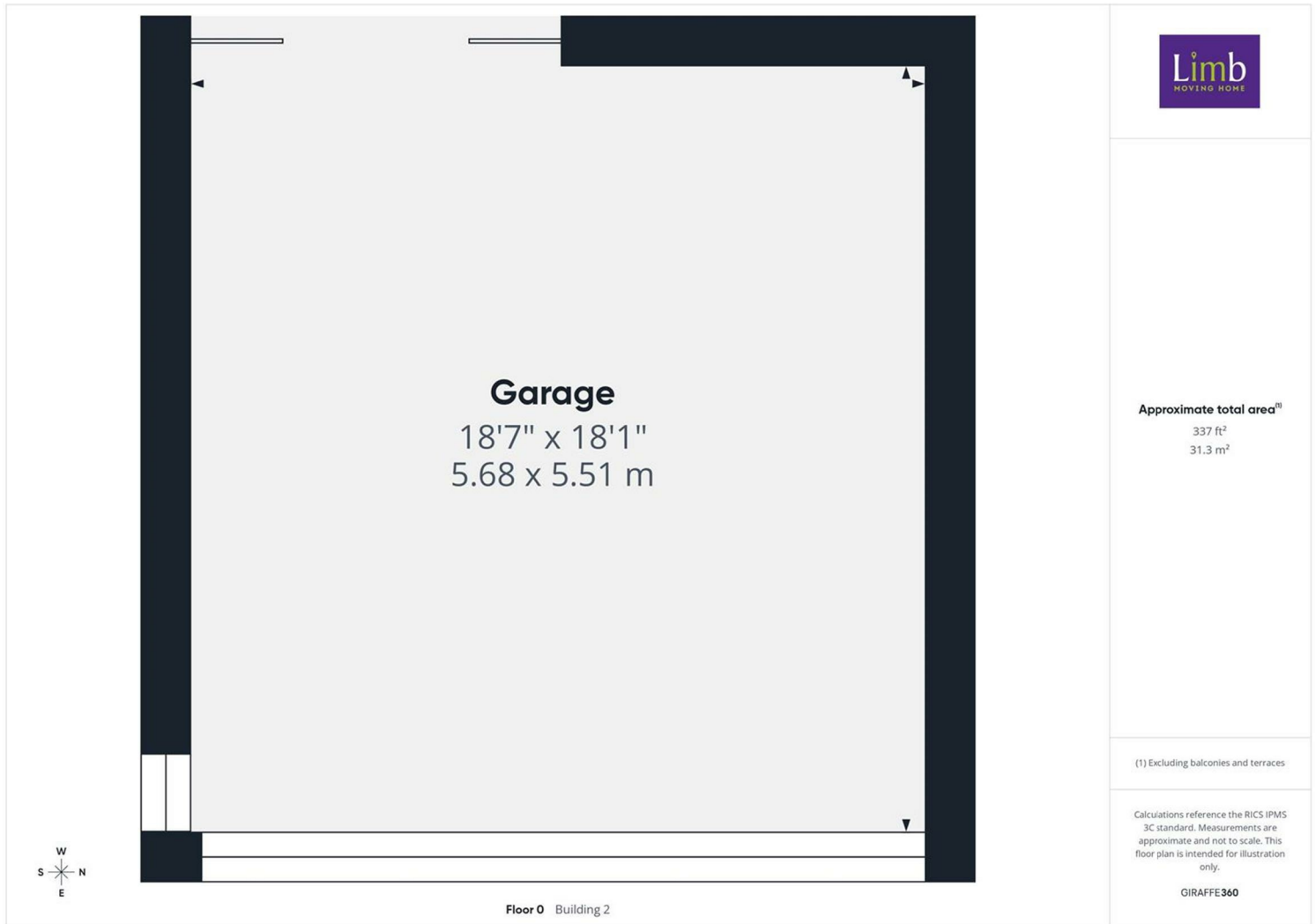
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	