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**Limb**  
MOVING HOME



*91 Main Street, Swanland, East Yorkshire, HU14 3QP*

- 📍 Delightful Cottage
- 📍 Deceptively Spacious
- 📍 3 Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Long Landscaped Garden
- 📍 Open Plan Dining Kitchen
- 📍 Viewing Highly Recommended!
- 📍 Freehold / EPC = C

**£289,950**

## INTRODUCTION

Situated within the much sought-after village of Swanland, this delightful cottage offers an excellent range of accommodation complemented by a surprisingly deep and beautifully maintained rear garden. The ground floor features a comfortable lounge leading through to a dining kitchen, which combines a period fireplace with a range of modern units and a practical utility area. A guest W.C. completes the ground floor layout, while the upper levels provide three double bedrooms and a family bathroom, offering a versatile layout suitable for a variety of buyers.

Externally, the property benefits from a long rear garden that has been thoughtfully landscaped. A paved patio sits immediately to the rear, with steps leading up to a level lawn enclosed by mature borders and high hedging for privacy. The front of the cottage features a low-maintenance gravelled area, with convenient on-street parking available within the immediate vicinity.

## LOCATION

## ACCOMMODATION

Residential entrance door in an attractive Victorian spindle porch opens to:



## LOUNGE

Period fireplace with open fire to centre, ornate tiled surround and hearth, window to front.



*OPEN PLAN KITCHEN/DINER*



## DINING AREA

Boasting a stunning period fireplace to the centre with ornate tiled surround and tiled hearth, understairs storage cupboard to corner and stairs to the first floor.



## KITCHEN

Comprising fitted units and worksurfaces throughout, fitted Rangemaster double oven with five-ring gas hob above, American style fridge/freezer and sink & drainer atop a breakfast peninsula to the centre of the room. Integrated appliances also include a dishwasher, washing machine and microwave. The room features an open fire, colonial-style window to the rear patio and the kitchen extends through to the utility.



## UTILITY AREA

With fitted units and worksurfaces, door and window to the rear patio.



## W.C.

With low level W.C. and wash hand basin.



## FIRST FLOOR

### LANDING

With stairs to second floor.

## BEDROOM 1

A double bedroom with window to the front elevation.



## BEDROOM 2

Double bedroom with two windows to the rear elevation.



## BATHROOM

Four-piece, half-tiled bathroom suite comprising free-standing bath, recently fitted separate shower enclosure, low-flush W.C., wash-hand basin and storage cupboard to corner with power installed.



## SECOND FLOOR

## BEDROOM 3

Third double bedroom with fitted wardrobes, window to the rear elevation and access to loft space. This bedroom also features a Positive Input Ventilation unit fitted, filtering fresh air into the property.



## OUTSIDE

There is a paved patio to the immediate rear of the property, followed by steps up to a beautifully landscaped lawn with planted borders. There is a small area of gravel to the front of the property, with on-street parking available.



## PATIO AREA



*REAR VIEW*



*HEATING*

The property has the benefit of gas central heating.

*GLAZING*

The property has the benefit of uPVC 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 C. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These 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 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. AI may have also been used to enhance photography.

### *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.









