



*27 West Wold, Swanland, East Yorkshire, HU14 3PT*

 Impressive Detached

 Enhanced Features

 Beautifully Landscaped Garden

 Council Tax Band = F

 Four Fitted Bedrooms

 Bathroom & En-Suite

 Double Width Driveway

 Freehold / EPC = B

*Offers Over £450,000*

## INTRODUCTION

Discover this well-presented detached home, a contemporary build by Redrow Homes that has been thoughtfully improved by its current owners. This property boasts numerous enhancements, including Quartz worktops and a central island in the kitchen, and fitted wardrobes in all four bedrooms. The rear section of the garage has also been cleverly converted into an extensive storage area, accessible from the utility room.

The accommodation comprises a welcoming entrance hallway, a comfortable lounge with a bay window and plantation shutters, a stylish dining kitchen, a practical utility room, and a cloaks/W.C. Upstairs, you'll find four good-sized bedrooms, all featuring fitted wardrobes. Bedroom 1 benefits from a private en-suite shower room, complemented by a well-appointed family bathroom.

Outside, the property continues to impress with a beautifully landscaped rear garden. It incorporates a inviting patio area, a small artificial lawn bordered by a path, and raised planters bursting with attractive plants and shrubs. Enjoying a corner plot, the property also features lawned gardens to the front and side, along with a double-width driveway providing ample parking and leading to a convenient storage area with an up-and-over door.

## LOCATION

West Wold is a prestigious recent development by Redrow Homes which is situated, off West Leys Road. Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

With feature flooring, stairs leading up to the first floor with cupboard under.



## LOUNGE

With bay window to the front elevation including plantation shutters.



## DINING KITCHEN

This stylish dining kitchen offers a comprehensive range of base and wall units with Quartz worktops, including an under-unit sink. It's equipped with two ovens, a four-ring gas hob with extractor, plus integrated fridge/freezer and dishwasher. A central island with a Quartz worktop and breakfast bar provides extra prep space and features integrated waste disposal bins. The room comfortably accommodates a dining table and chairs, illuminated by inset spotlights and finished with luxury vinyl parquet-style flooring. French doors open directly to the rear garden.



## UTILITY ROOM

With fitted units, Quartz worktops, inset sink unit and plumbing for a washing machine. There is a window to the side elevation and internal access door to the rear section of the garage.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Half tiling to walls, useful wall mounted storage cupboard and window to rear.

## REAR SECTION OF GARAGE

Cleverly converted into a storage area with an extensive range of fitted cupboards, accessible from the utility room.

## FIRST FLOOR

### LANDING

With airing cupboard and separate cylinder cupboard. Loft access hatch.

### BEDROOM 1

With fitted wardrobes and window to the front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiled floor, part tiling to walls, wall mounted storage cupboard and window to the front elevation.



### BEDROOM 2

With fitted wardrobes and window to the front elevation.



### BEDROOM 3

With fitted wardrobe and window to the rear elevation.



### BEDROOM 4

With fitted wardrobes and window to the rear elevation.



## BATHROOM

Suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Fitted cabinets, tiled floor, part tiling to walls, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

Enjoying a corner plot, the property features lawned gardens to the front and side, along with a double-width driveway providing ample parking and leading to a convenient storage area with an up-and-over door. The beautifully landscaped rear garden incorporates an inviting patio area, a small artificial lawn bordered by a path, and raised planters bursting with attractive plants and shrubs.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

## AGENTS NOTE

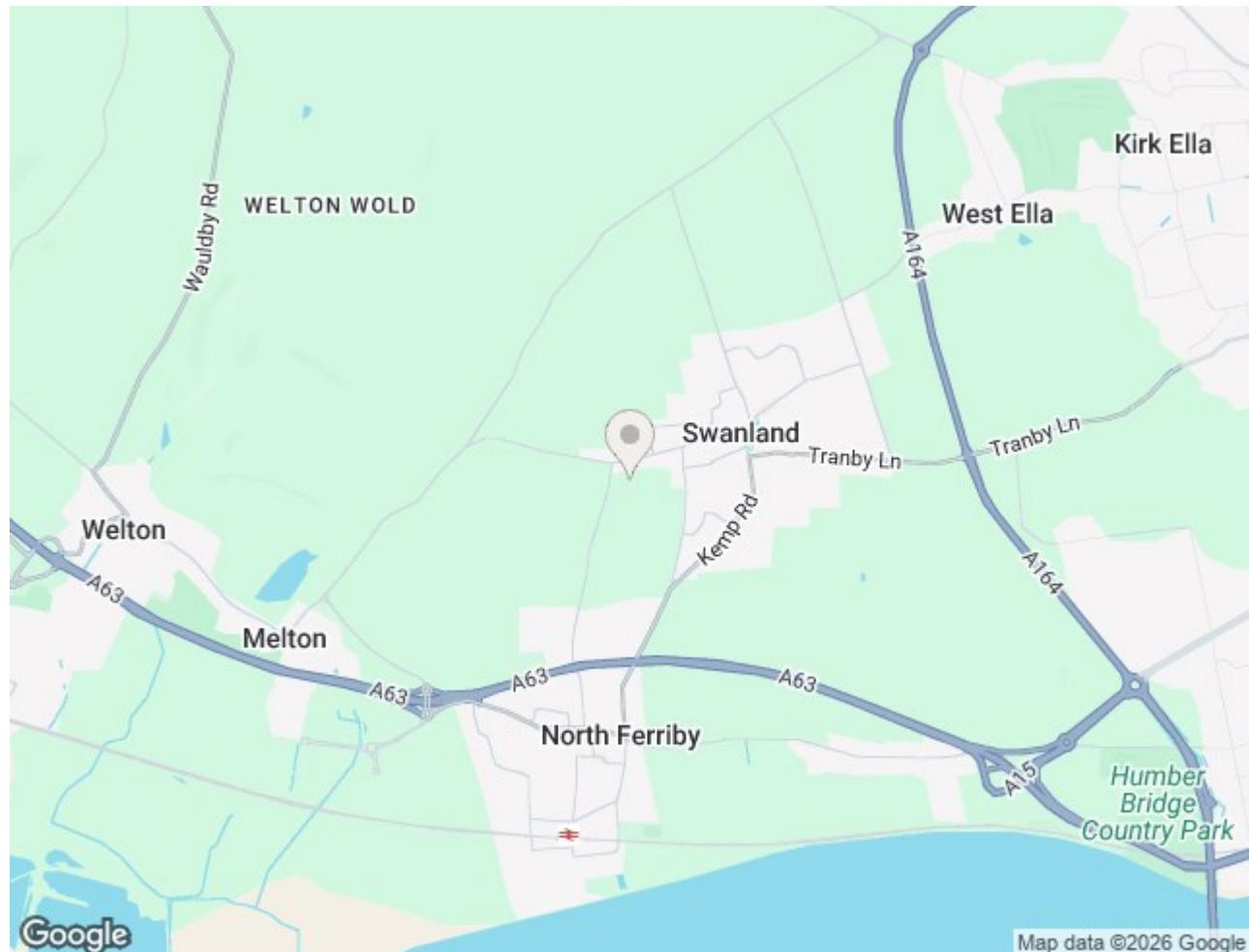
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	