



Brentwood, Kemp Road, Swanland, North Ferriby, East Riding of Yorkshire, HU14 3LZ



SET ON A GENEROUS THIRD OF AN ACRE PLOT ON SOUGHT-AFTER KEMP ROAD IN SWANLAND, THIS BEAUTIFULLY RENOVATED HOME OFFERS STYLISH, MODERN FAMILY LIVING.



Finished to a high standard throughout, it features a superb open-plan living dining kitchen, four double bedrooms and quality bathrooms. Positioned close to the village centre and pond, with excellent schools, shops, sports facilities and transport links nearby, this is a ready-to-move-into home with the feel of a new build in an established setting.

From the Agent's Perspective

Kemp Road is widely regarded as one of the most desirable addresses in the East Riding of Yorkshire, and this impressive home enjoys a generous plot of around a third of an acre, set back from the road for added privacy.

Having undergone a comprehensive renovation to a very high standard, the property has been carefully finished with quality fittings throughout and is ready for its next owners to move straight in.

The current asking price reflects that some external finishing and landscaping are still required, giving buyers the chance to complete the outside space to their own taste.

At the heart of the home is a superb 38ft x 29ft L-shaped living dining kitchen, designed with modern family life in mind. Bi-fold doors open directly onto the garden, bringing plenty of natural light into the space.

The kitchen itself is fitted with high specification units, central island seating and integrated Siemens appliances.





A separate utility room and downstairs WC add practicality, while a formal living room with a large walk-in bay window provides a quieter place to relax.

Upstairs, the principal bedroom has fitted furniture and flows into a stylish en-suite bathroom complete with a freestanding bath, walk-in shower, vanity unit and WC.

There are three further double bedrooms, making this an ideal home for growing families. The family bathroom is equally impressive, finished with porcelain marble-effect tiles and quality fittings.

The location is just as appealing. The village pond and centre of Swanland are only a short distance away, with highly regarded schools, shops and sports facilities close by. Golf enthusiasts are well served, with four golf courses within a 15-minute drive.

For those needing to commute, the A63 and M62 are easily reached, while railway stations at North Ferriby and Brough offer direct services to London King's Cross.



Combining the feel of a brand new home with the character of an established setting, this property offers an excellent lifestyle opportunity.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

Strictly by appointment with the sole agents.

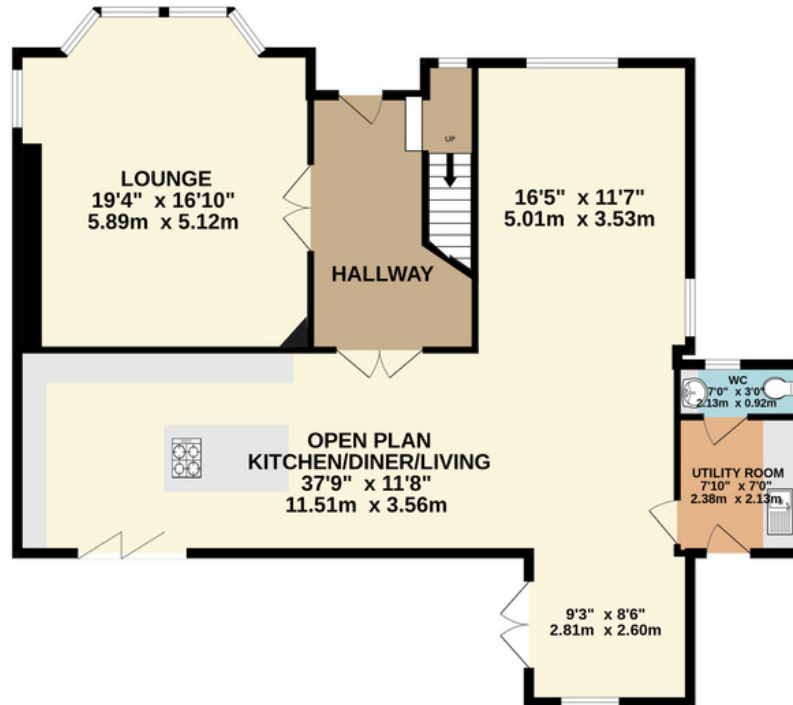
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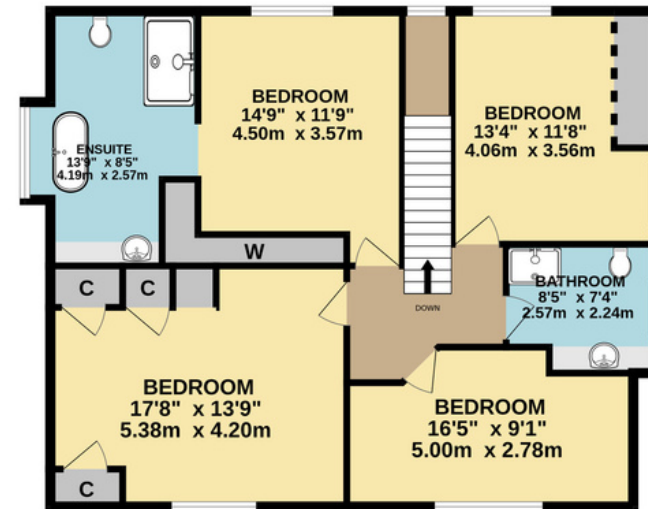
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GROUND FLOOR
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
979 sq.ft. (91.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

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