Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









21 Mere Way, Swanland, East Yorkshire, HU14 3QB

- No Onward Chain
- 3 Double Bedrooms
- Sought After Village Setting
- Council Tax Band = C
- Beautifully Presented
- Garage & Private Drive
- Attractive Rear Garden
- Freehold / EPC = D

£269,950

INTRODUCTION

Offered for sale with no onward chain, this attractive three-bedroom semi-detached home occupies a sought-after position within one of the area's most desirable villages. Beautifully presented throughout and now available with vacant possession, the property offers spacious and well-planned accommodation including a generous through lounge/diner, contemporary kitchen, cloakroom/W.C., three double bedrooms and a stylish family bathroom.

Outside, the property enjoys attractive gardens to the front, side and rear, with the enclosed rear garden providing a delightful space for relaxing and entertaining. A driveway and garage located to the rear complete the package.

Combining village living, practical family accommodation and the advantage of no onward chain, this is a wonderful opportunity for buyers looking to move without delay.

LOCATION

The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

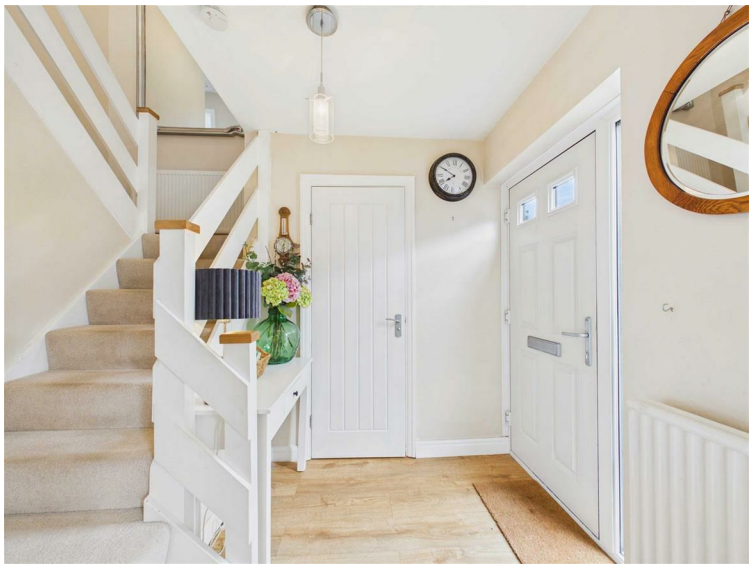
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

With switchback staircase leading up to the first floor and useful storage cupboard.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.

LOUNGE / DINER

With window to the front elevation and French doors opening out to the rear garden.





KITCHEN

Having a range of modern base and wall units with solid oak worktops, ceramic one and a half bowl sink and drainer with mixer tap, range cooker, plumbing for a washing machine and space for Fridge/Freezer. External access door to side, window to rear.



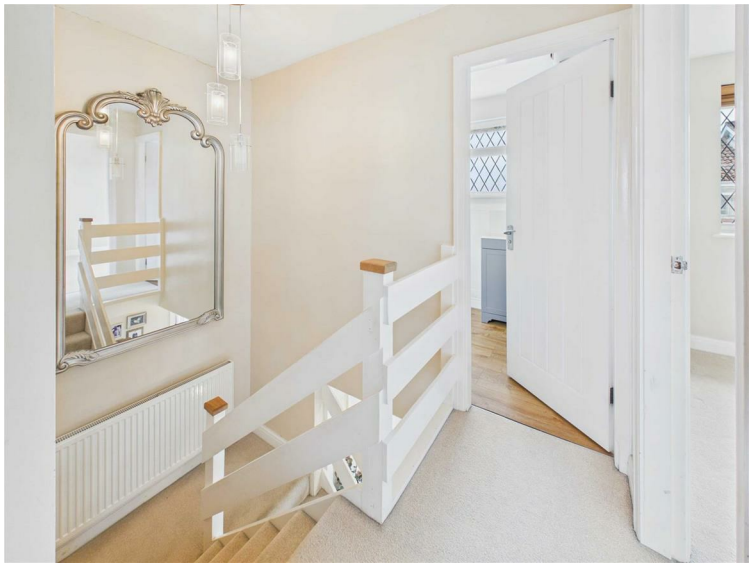




FIRST FLOOR

LANDING

With large airing/storage cupboard.



BEDROOM 1

With fitted wardrobes and window to rear.





BEDROOM 2

With fitted wardrobe and window to front.





BEDROOM 3

With wardrobes and window to rear.





BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Window to the front elevation.





OUTSIDE

The property enjoys well maintained gardens to the front and side, whilst a private driveway and garage are conveniently positioned to the rear. The enclosed rear garden provides a delightful outdoor retreat, being predominantly laid to lawn and complemented by mature planted borders which offer colour and interest throughout the seasons.



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of 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 B and 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, such as floor coverings, curtains and light fittings. 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

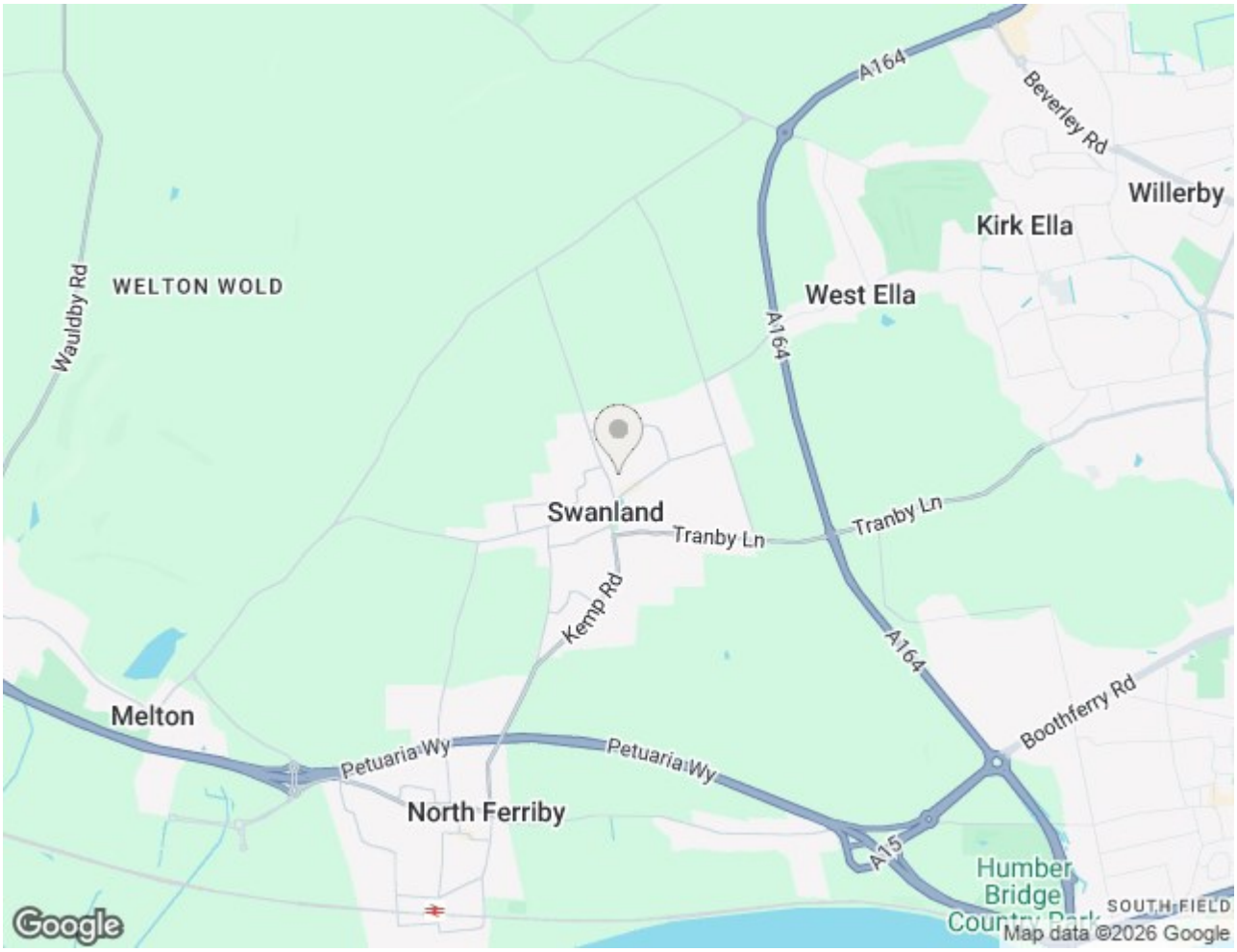
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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

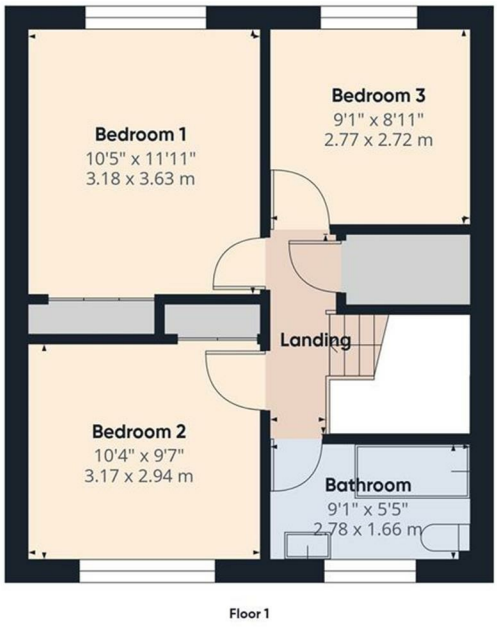
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.


A164
Beverley Rd
Willerby
Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
SOUTHFIELD
Google
Map data ©2026 Google





Approximate total area(1)

887 ft²

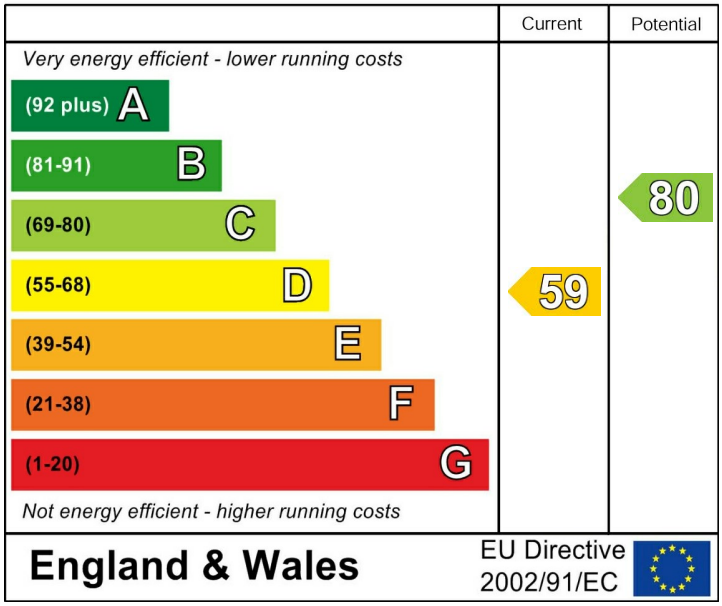
82.3 m²

(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

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

