23 Priory Close, Swanland, HU14 3QS

Offers Over £220,000

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- COMPETITIVE PRICE POINT
- DECEPTIVELY SPACIOUS EXTENDED BUNGALOW
- DRIVEWAY, CARPORT AND GARAGE
- OPEN PLAN RECEPTION SPACE
- VIEWING ADVISED
- CENTRAL SWANLAND SETTING
- PRIVATE CORNER GARDENS
- 3 BEDROOMS
- CONVENIENT LIVING
- NO ONWARD CHAIN

A SUPERB PURCHASE OPPORTUNITY AND OFFERED FOR SALE AT A COMPETITIVE PRICE POINT. A MUST VIEW BUNGALOW OPPORTUNITY FOR ALL SERIOUS APPLICANTS LOOKING FOR EXTENDED BUNGALOW APPEAL, ALL WITHIN A PEACEFUL CUL-DE-SAC SETTING.

Deceptively spacious and invited for inspection is this discreetly positioned home, located in the heart of Swanland village.

Occupying a private plot position with the benefit of a driveway, carport and garaging, the versatile living space to the single floor level comprises; Entrance Hallway, Open Plan Lounge being bright and spacious throughout into a Dining Area with Sun Room extension and Kitchen. An Inner Hallway leads to 2 double Bedrooms, single Bedroom, a well appointed Bathroom and further Shower Room.

Fully private and terraced gardens with a South facing orientation feature with the benefit of an internal carport and garage used as covered spaces and must be seen to be fully appreciated.

Given the opportunity that is available, this is a property not to be missed and suitable for a range of purchasers with potential for cosmetic upgrade internally.

ENTRANCE HALLWAY
Access via uPVC double glazed entrance door with glazed inserts, parquet flooring, coving detail to ceiling, sliding storage cupboard, dedicated cupboard housing hot water cylinder, leads to inner hallway.

RECEPTION LOUNGE / DINING ROOM 21'3" x 11'6" (6.50 x 3.52)
A versatile open plan reception space boasting elegant room proportions, with good levels of natural daylight provided via uPVC double glazed windows, parquet flooring, a central focal point provided via fire with brick chimney detailing, inset spotlights to ceiling, suitably sized to accommodate furniture suite and dining table, with access open plan to...

SUN ROOM 16'6" x 12'7" (5.05 x 3.86)
With parquet flooring, double doors provide access to rear patio terrace, mounted uPVC double glazed windows, Victorian style pitched roof, bright South facing garden orientation.

KITCHEN 13'1" x 8'3" (4.00 x 2.52)
With uPVC double glazed window to the front elevation, access door leading to the internal carport, fitted with a range of Shaker style wall and base units with contrasting work surfaces over, inset 1.5 bowl sink and drainer, integrated fridge to alternate room length, space for a number of freestanding white goods (inc space for cooker and low level white goods), farmhouse style extractor canopy, tiling to splashbacks, glazed display cabinetry, tilied floor coverings, recess for mounted Johnson Starley hot air heating system.

INNER HALLWAY
Providing access to three bedrooms, bathroom and shower room.

BEDROOM ONE 13'2" x 10'3" (4.03 x 3.13)
With oversized uPVC double glazed window and additional window to frontage, parquet flooring, of double bedroom proportions offering space for freestanding bedroom furniture.

BEDROOM TWO 12'0" x 8'9" (3.67 x 2.68)
With oversize window to the garden outlook, parquet flooring and sliding wardrobe offering storage provision. Loft access point.

BEDROOM THREE 11'9" x 6'9" (3.60 x 2.07)
With parquet flooring, uPVC double glazed window and loft access point.

HOUSE BATHROOM 5'6" x 6'2" (1.70 x 1.90)
Smartly appointed throughout with contemporary sanitaryware incorporating bath with separate shower head fitment and chrome tap points, inset glass basin, wall mounted cabinets, tiling to floor and walls, privacy window to rear.

SHOWER ROOM/W.C.
Well appointed with low flush w.c, corner basin inset to vanity unit, self contained shower cubicle with multijet points and controls, tiling to floor and walls.

OUTSIDE
Priory Close itself remains conveniently positioned within the very heart of Swanland village centre with a number of services and amenities being a short distance walk away, consequently offering excellent levels of convenience for an onward purchaser.
The village benefits from excellent connectivity to the A63/M62 corridor, with a host of surrounding locations being a short distance drive away.
The position of the subject dwelling remains discreet, forming part of a pleasant street scene of similarly styled low level bungalows and link-detached homes.
Vehicular access is provided to the property via a brick sett driveway with parking provision, with front garden area containing herbaceous planting.
Double gates lead to a dedicated carport (5.33m x 2.56m) offering a covered storage area with integral access to the property also, in turn leading to garage (5.29m x 2.66m) with up and over access door, uPVC double glazed window and door leading to side garden, with full power and lighting.
To the rear of the property a patio extends from the immediate building footprint, boasting a full South facing orientation and offering excellent levels of privacy and seclusion throughout. Steps lead to a further laid to lawn grass section, with established planting, shrubbery and borders. An awning exists to the rear of the building covering the sun terrace. External tap and light points.

AGENTS NOTE
The property benefits from a warm air heating system, offering scope for cosmetic remodelling also. Given the deceptively spacious living space and versatility throughout comes recommended for internal inspection through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as 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.

FEES
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

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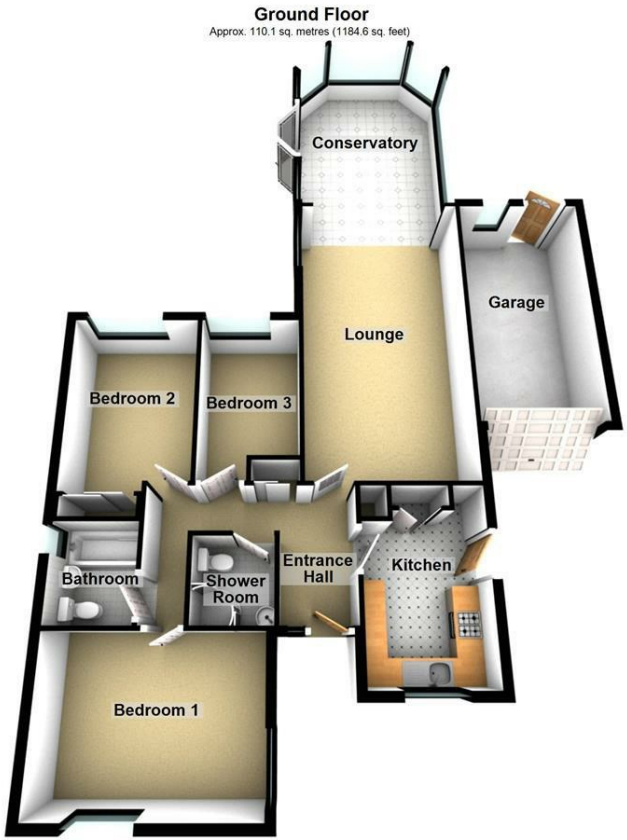
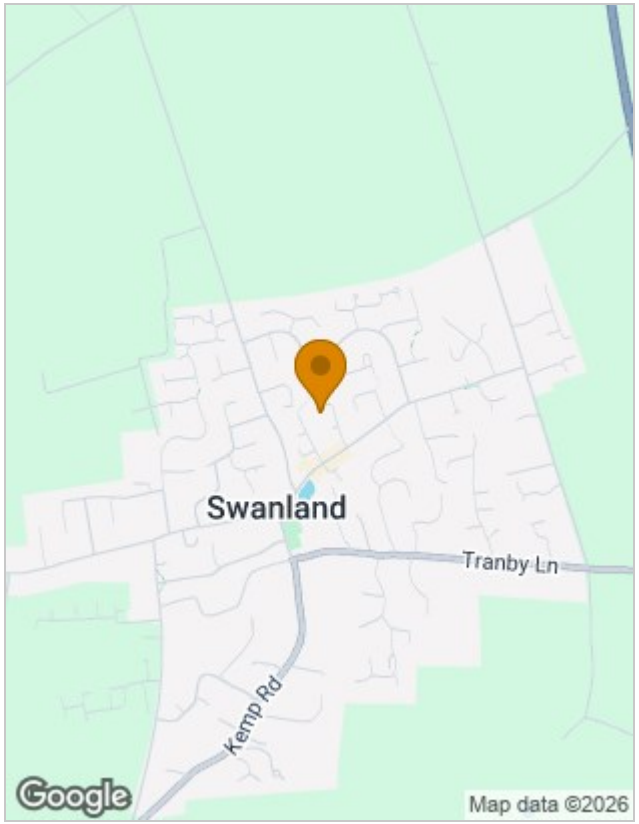
Floor Plans

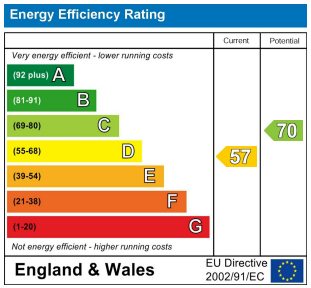


Total area: approx. 110.1 sq. metres (1184.6 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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