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**Limb**  
MOVING HOME



*21 Easenby Close, Swanland, East Yorkshire, HU14 3NP*

- 📍 Fabulous New Home
- 📍 End Modern Cottage
- 📍 Side Drive & Garage
- 📍 Council Tax Band = D

- 📍 3 Beds/2 Baths
- 📍 High Specification
- 📍 Sought After Village
- 📍 Freehold/EPC = B

£329,950

## INTRODUCTION

This superb high specification new build property forms part of a fabulous recently completed development of high quality 3 and 4 bedroomed cottage style homes in a delightful location on the fringe of this most desirable village. The property itself has been completed to an exacting standard enjoying a high specification throughout. The accommodation is depicted on the attached floorplan and comprises an entrance hall with cloaks/W.C. off, lounge with bay window and a simply stunning living kitchen with an array of striking units, grand island and integrated appliances. Bi fold doors open out to the rear garden. There is also a very useful utilities cupboard. Upon the first floor are three good sized bedrooms with the principal having an en-suite in addition to a stylish separate bathroom. Outside, a driveway provides parking in front of the detached garage and the gardens extending to the rear incorporate a large patio area with lawn beyond.

## LOCATION

The property lies towards the end of Easenby Close, an attractive cul-de-sac situated off Main Street to the eastern fringe of the village centre. One of the regions most sought after locations, Swanland has an attractive centre clustered around the duck pond and there are a number of shops and amenities to be found including a chemist, convenience store/post office, coffee shop to name but a few. There are excellent recreational facilities such as a tennis and bowls club and a children's playing area. The village boasts a well reputed primary school with secondary schooling at the nearby South Hunsley in Melton. Public schools are also available nearby. Convenient access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A large hallway with tiled floor and stairs leading up to the first floor.

### W.C.

With low level W.C. and wash hand basin, tiled floor.

### LOUNGE

A spacious room with bay window to front elevation.



## LIVING KITCHEN

A superb room with bi fold doors opening out to the rear paved terrace. The kitchen has an extensive range of fitted units to two walls and a grand central island with breakfast bar area. Features include twin ovens, a four ring induction hob within the island and ceiling mounted extractor hood above, dishwasher, fridge freezer, undercounter sink with mixer tap, quartz work surfaces. Tiling to the floor.





### ***UTILITIES CUPBOARD***

With plumbing for automatic washing machine, work surface and wall mounted Ideal Logic gas fired central heating boiler.

### ***FIRST FLOOR***

#### ***LANDING***

A central landing with access to roof void and a very useful storage cupboard to one corner.

#### ***BEDROOM 1***

A particularly spacious bedroom with window to front elevation and alcove ideal for wardrobes.



### EN-SUITE SHOWER ROOM

With stylish suite comprising wash hand basin with drawers below, low level W.C. and shower cubicle with tiled surround. Tiling to the floor, heated towel rail.



### BEDROOM 2

Window to rear elevation.



### BEDROOM 3

Window to rear elevation.



### BATHROOM

With stylish suite comprising large wash hand basin with drawers beneath, low level W.C., bath with shower over and screen, tiled surround and tiling to the floor, heated towel rail.



## OUTSIDE

This end of terrace house has a block set driveway for parking and also a detached brick and pitched tiled room garage with up and over door and personnel side door. To the rear of the house extends a large paved patio area with lawned garden and fencing to the borders.



## GARAGE



## 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 D. 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

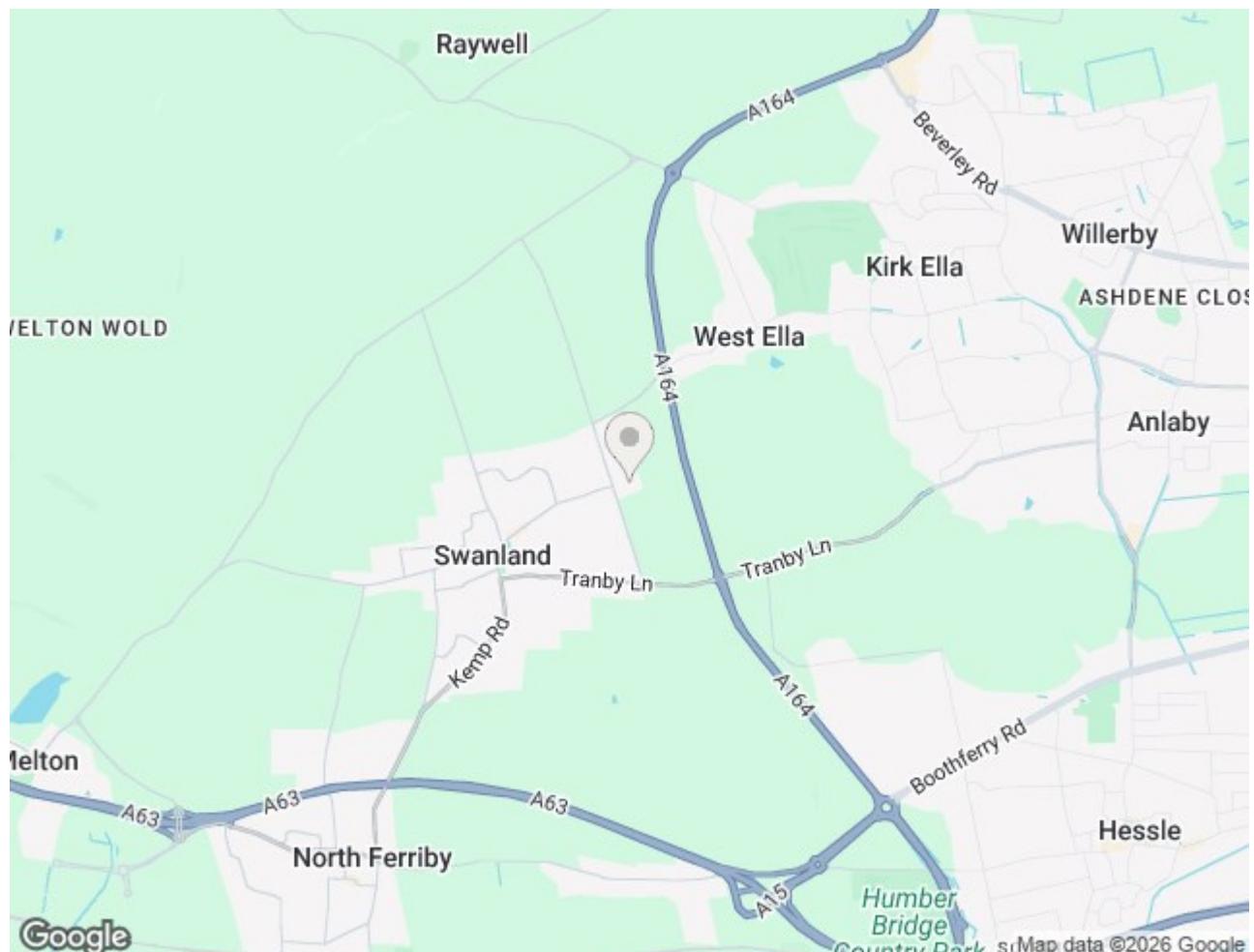
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

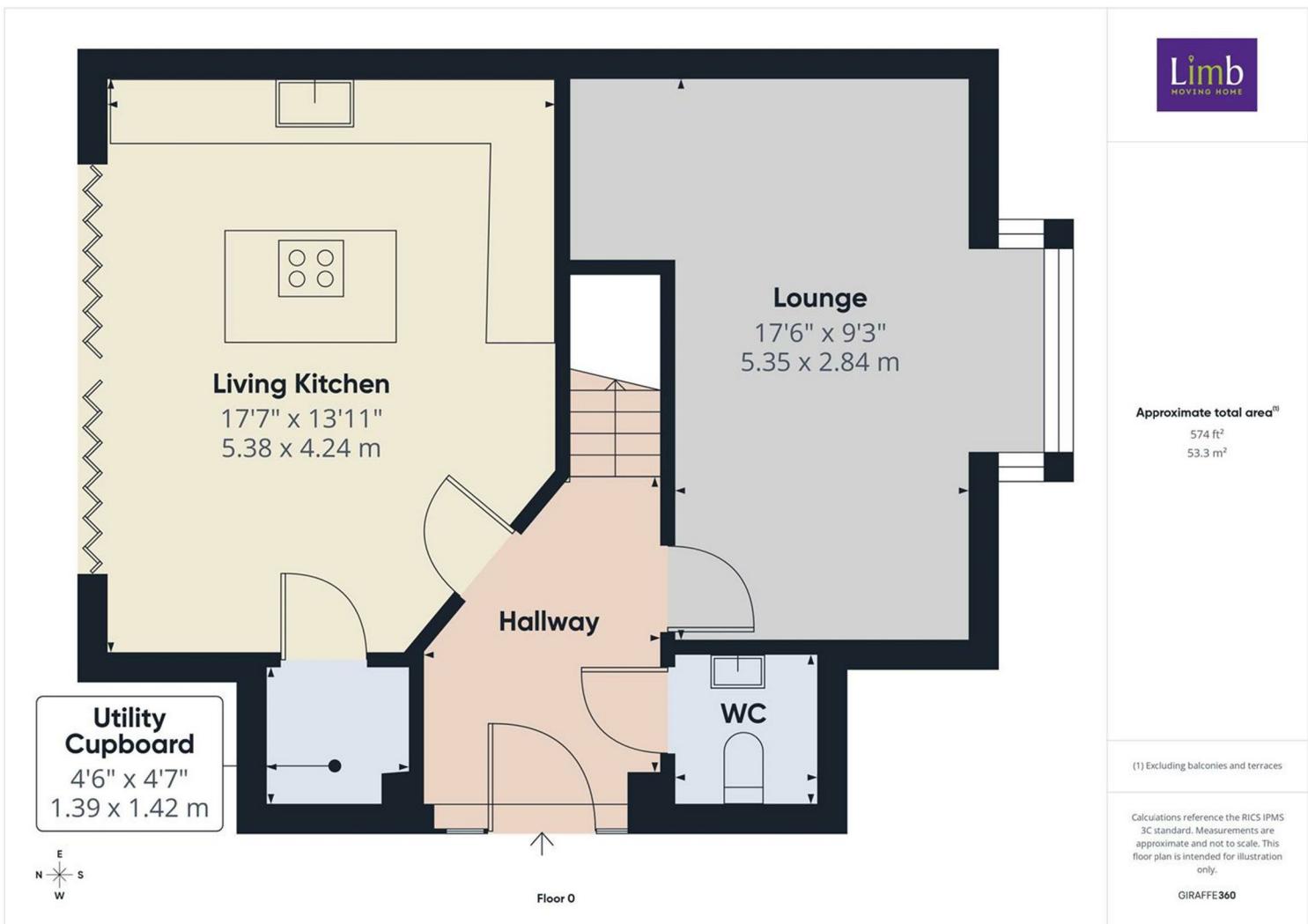
## PHOTOGRAPH DISCLAIMER

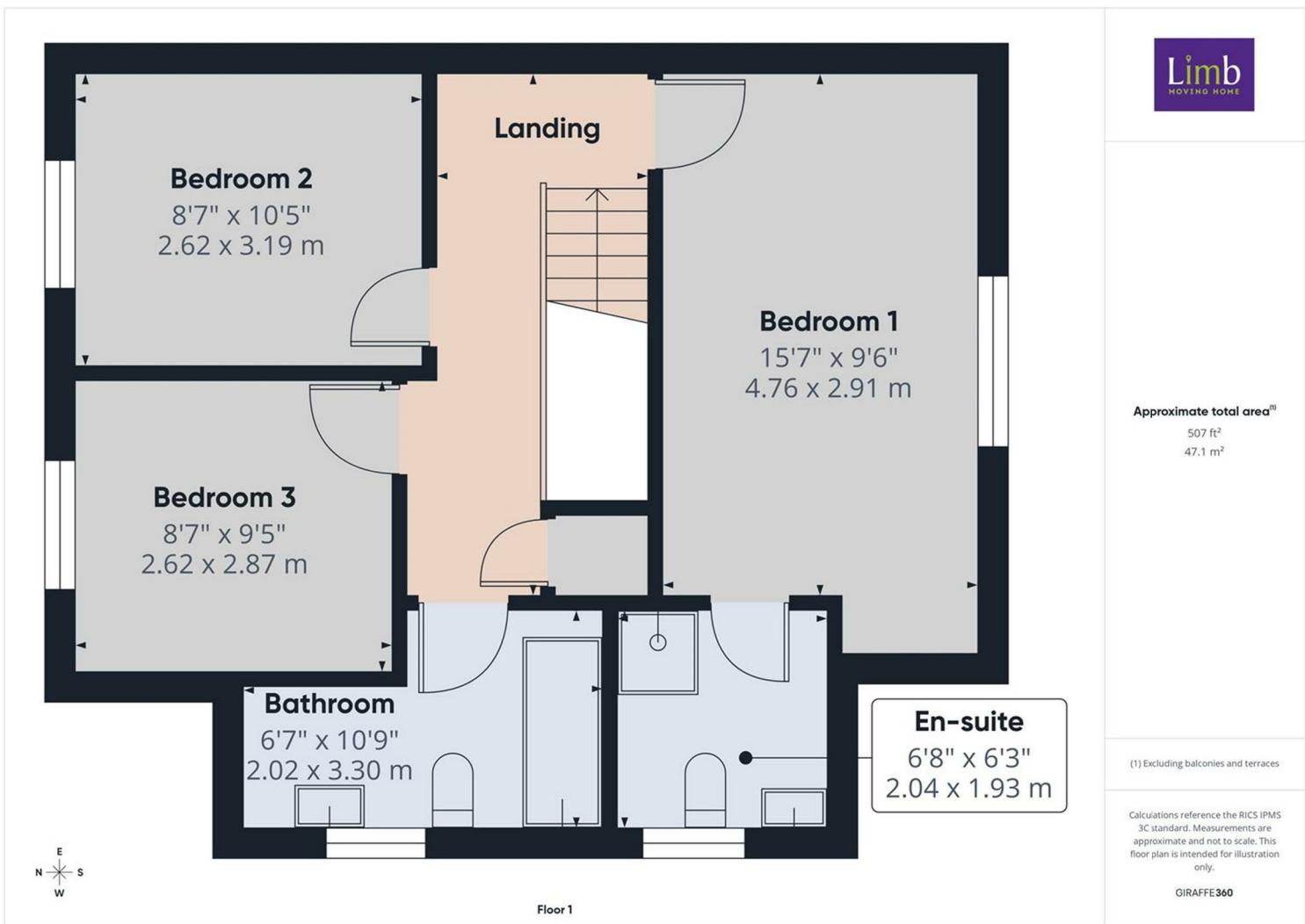
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	