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5 Easenby Close, Swanland, North Ferriby, HU14 3NP

£234,995





# 5 Easenby Close

North Ferriby, HU14 3NP

- EXTENDED AND IMPROVED LAYOUT
- DRIVEWAY AND GARAGE
- 2 BEDROOMS
- PEACEFUL COMMUNAL COURTYARD CUL-DE-SAC SETTING
- NO ONWARD CHAIN
- OPEN PLAN LIVING SPACE
- CHARACTER COTTAGE
- HIGH INTERNAL SPECIFICATION
- CENTRAL SWANLAND LOCATION

## CHARACTER COTTAGE WITH DRIVEWAY AND GARAGE.

Discreetly positioned in the tranquil location of Easenby Close, Daisy Cottage represents a genuine character home of ready to move in appeal.

A full programme of renovation and extension over the years has created a stylish home offering a blend of traditional feature with modern detailing and accents throughout.

The barn conversion façade offers excellent levels of ‘chocolate box’ appeal and a commitment to attention to detail internally with homes of this calibre rarely for sale within this ever popular village location.

The well-arranged living accommodation comprises; Main reception Lounge leading through to an open plan kitchen diner and Orangery/Sunroom with further reception space beyond. To the first floor level an inner landing gives access to two Bedrooms with a well appointed House Bathroom.

Externally the cottage enjoys excellent levels of roadside appeal with provision for parking to the driveway and garage. To the rear of the dwelling a private courtyard features with delightful open area to the frontage accessed via a 5-bar style gate.

Internal inspection highly advised given the smart presentation throughout.



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## GROUND FLOOR

A welcoming entrance to this character style barn conversion home, accessed via stable-style split door into...

### OPEN PLAN LOUNGE/ DINING/ RECEPTION AREA

19'8" x 15'5" (6.00 x 4.70)

With window to immediate front elevation, full hard tiled flooring extending throughout the entire ground floor level, return oak staircase with glazed detail leading to the first floor level, deep understairs storage cupboard and oak internal doors throughout. Suitably sized to accommodate furniture suite with space for dining table and chairs to alternate room length, and being open plan to the kitchen also. Underfloor heating features throughout the ground floor level, with access provided through to Orangery from the reception lounge.

### ORANGERY

10'5" x 6'10" (3.20 x 2.10)

Enjoying excellent levels of natural daylight with French doors leading to the private rear courtyard and feature roof lantern. Used currently as a second reception space, with tiling to floor coverings also.

### KITCHEN AREA

15'1" x 6'10" (4.60 x 2.10)

Well appointed throughout with an extensive range of fitted wall and base units in oak finish with contrasting work surfaces over. A number of integrated appliances include double oven, gas hob with extractor canopy over, integrated microwave, fridge freezer and dishwasher, inset sink and drainer with feature mixer tap also, cabinetry to both wall lengths. Access is also granted to the external courtyard area.

### FIRST FLOOR

A gallery style landing provides access to two bedrooms and house bathroom with storage cupboard also with oak balustrade and glazed detailing. Cupboard also houses central heating boiler.

### BEDROOM ONE

11'9" x 9'10" (3.60 x 3.00)

With uPVC double glazed window to rear outlook, of double bedroom proportions with fitted sliding wardrobes to full wall length.

### BEDROOM TWO

12'9" x 5'2" (3.90 x 1.60)

With uPVC double glazed window to the frontage, has potential to be used as a second bedroom or home office.

### HOUSE BATHROOM

Immaculately appointed throughout with Duravit suite, offering contemporary sanitaryware including inset tiled panel bath with showerhead fitment over, concealed cistern low flush w.c, bidet, wash hand basin, wiling to floor and wall coverings and heated towel rail also.



#### **OUTSIDE**

5 Easenby Close remains conveniently positioned in the picturesque village of Swanland, remaining a short distance walk away from all the services and amenities the village centre has to offer. The subject dwelling benefits from a dedicated driveway with a single garage with up&over access door. Pedestrian access is granted to the property via a five-bar stable gate with additional pedestrian access gate leading into a communal brick sett courtyard with trellised and terrace detailing. The property has a 'chocolate box' external appeal, with raised plant borders and detailing. To the rear of the property a shared access leads to a dedicated access gate into an enclosed courtyard with brick wall detailing and boarded fencing to perimeter boundaries, enjoying complete privacy and seclusion throughout.

#### **AGENTS NOTE**

The property has the benefit of there being no payable maintenance/service charge for the shared outdoor space/courtyard.

In its entirety, the property has been well maintained and upgraded throughout, fully deserving of internal viewing, coming ready for immediate occupation with no onward chain, with viewing available 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 ERYC council tax band to be '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

#### **MORTGAGE CLAUSE**

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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.

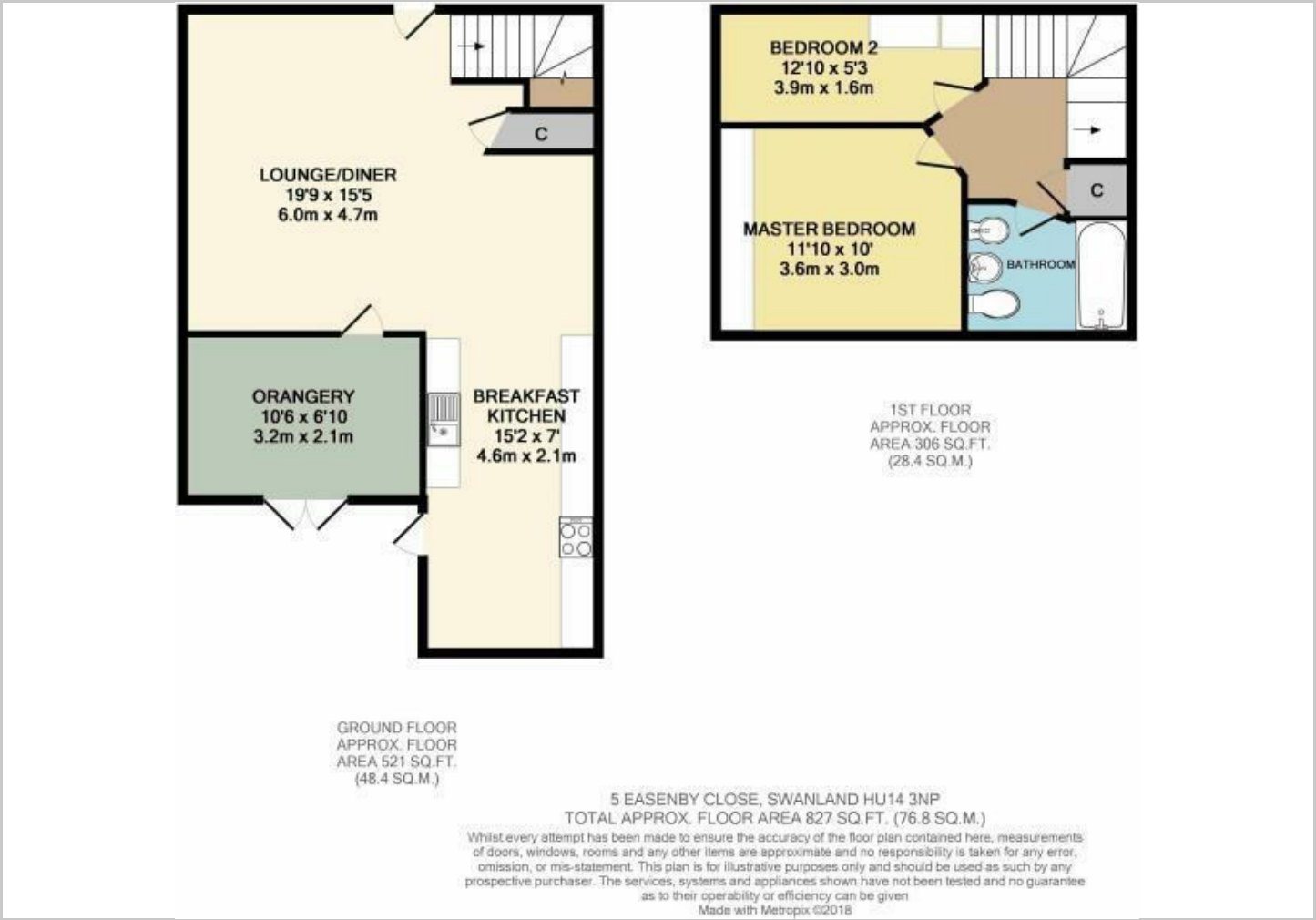
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans



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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Location Map



Energy Performance Graph

