



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **55 Swanland Road, Hessele, HU13 0NN**

### **£325,000**

TRADITIONAL THREE-BEDROOM DETACHED HOME ON SWANLAND ROAD, HESSELE, OFFERING GENEROUS RECEPTION SPACE, A SOUTH-FACING GARDEN, DRIVE AND GARAGE, AND EXCELLENT POTENTIAL TO CREATE A STUNNING FAMILY HOME.

Nestled on the picturesque Swanland Road in Hessele, this traditional detached house offers a wonderful opportunity for those in search of a family home with great potential. The property features a delightful south-facing garden, perfect for outdoor enthusiasts and those who relish entertaining in the sunshine.

Upon entering, you are welcomed by a spacious entrance hall that leads to two generous reception rooms. The lounge provides a comfortable space to relax, while the dining room is a large inviting area for family meals and gatherings. The kitchen, although in need of some cosmetic updating, is functional and awaits your personal touch to transform it into the heart of the home. Additionally, the ground floor features a convenient downstairs W.C., enhancing the practicality of the living space.

The first floor comprises three well-proportioned bedrooms, offering ample space for family or guests. A family bathroom completes this level, ensuring that all essential amenities are easily accessible. Set within a generous plot, the property includes a drive and garage for off-street parking, along with a lovely rear garden that serves as a peaceful retreat from the hustle and bustle of daily life.

Hessele is a desirable town, well-served by local amenities, including excellent shopping facilities and reliable public transport links, making it easy to explore the surrounding areas. With no onward chain, this home is ready for someone to add their own stamp and create a truly personalised living space. If you are looking to invest, this property is a must-see, offering both charm and potential in a sought-after location.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **FLOOR PLAN DISCLAIMER**

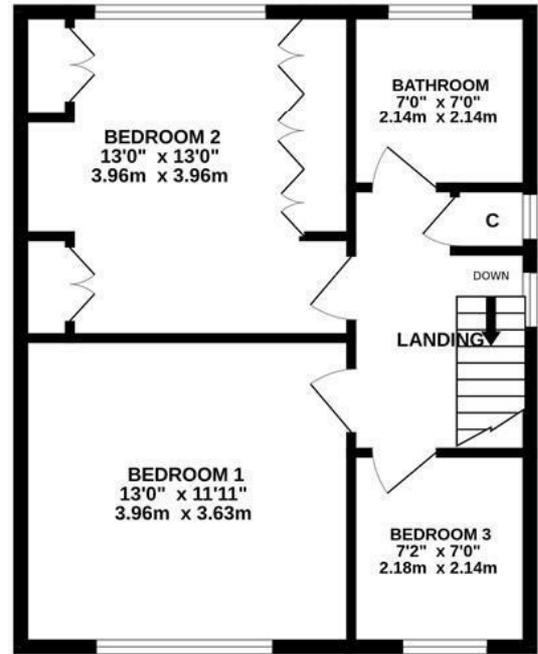
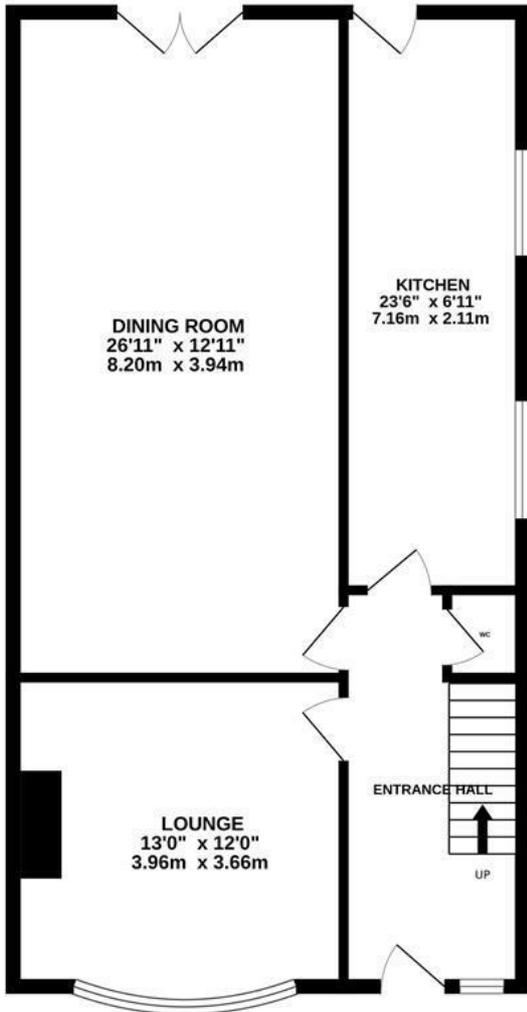
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

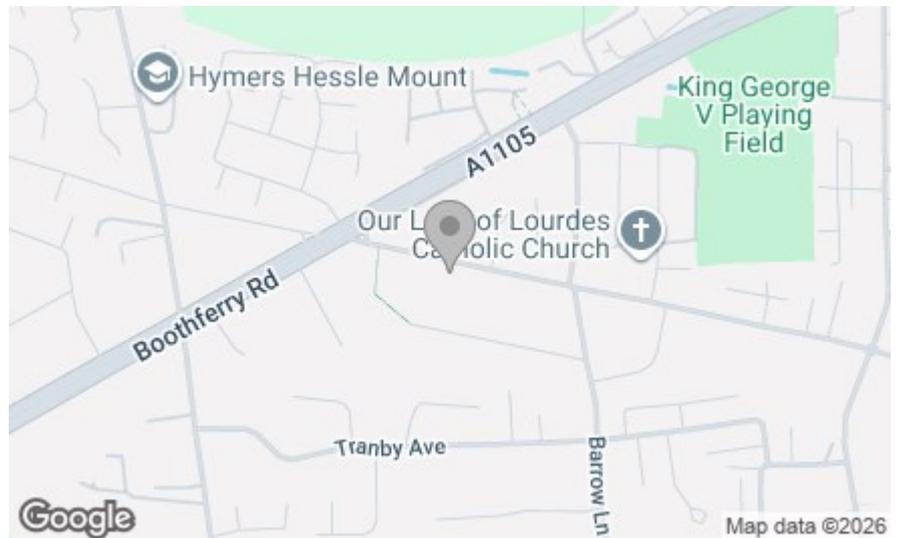
Symonds + Greenham have been informed that this property is Freehold.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC