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**Limb**  
MOVING HOME



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

- 📍 Semi-Detached House
- 📍 Three Double Bedrooms
- 📍 Lounge / Diner
- 📍 Council Tax Band = C
- 📍 Modern Kitchen
- 📍 Contemporary Bathroom
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

**£279,950**

## INTRODUCTION

This superb semi-detached house, centrally located in a most desirable village, delivers immaculately presented accommodation with a focus on modern comfort. Key features include an entrance hall with excellent storage, a cloaks/W.C., a spacious through lounge/diner with garden access, and a contemporary kitchen. The first floor hosts three double bedrooms, all equipped with wardrobes, alongside a stylish family bathroom. Externally, attractive gardens extend to the front and side, while a driveway and garage are conveniently positioned at the rear. The delightful enclosed rear garden is predominantly lawned, enhanced by charming mature planted borders, providing a perfect outdoor space. This is certainly a home not to be missed! No onward chain.

## 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.



## LOUNGE AREA



*DINING AREA*



## 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*

Attractive gardens extend to the front and side, while a driveway and garage are conveniently positioned at the rear. The delightful enclosed rear garden is predominantly lawned, enhanced by charming mature planted borders, providing a perfect outdoor space.



## *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 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. 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.

## *AGENTS NOTE*

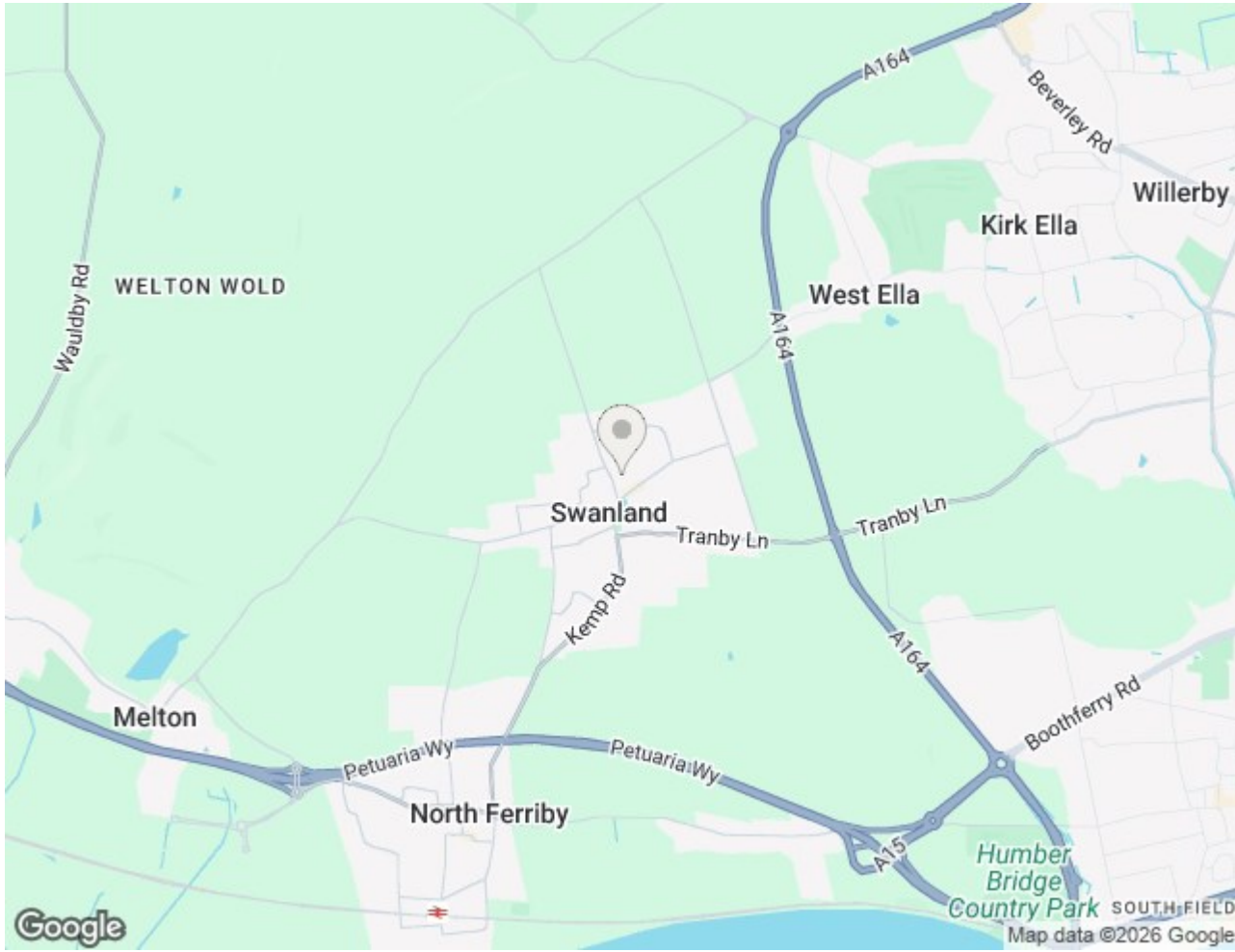
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

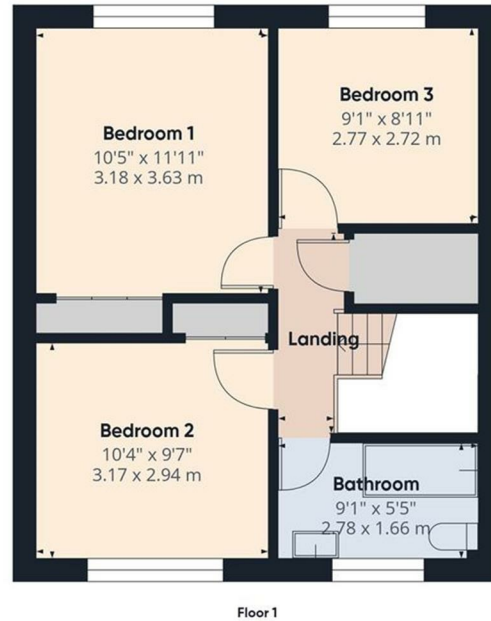
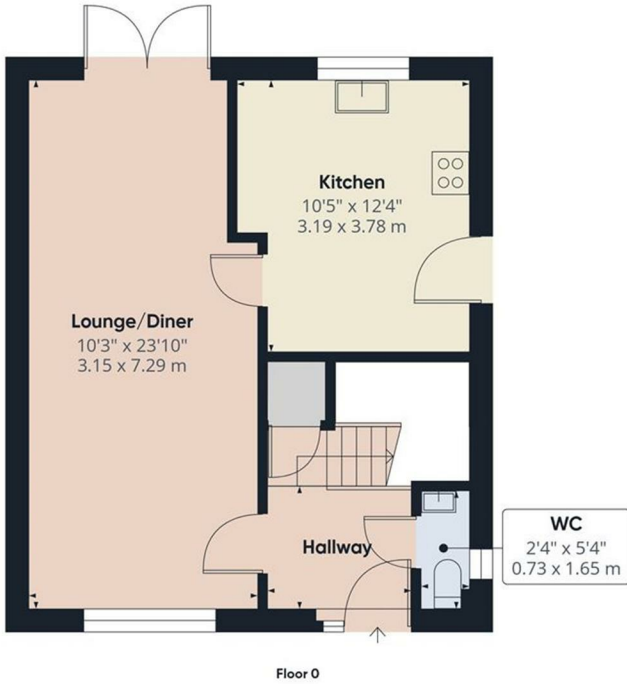
## *PHOTOGRAPH DISCLAIMER*

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.

## *VALUATION SERVICE*

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.





Approximate total area<sup>m</sup>  
887 ft<sup>2</sup>  
82.3 m<sup>2</sup>

(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.

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