



Mere Way, Swanland, HU14 3QB
Offers Over £340,000


**Philip
Bannister**
Estate & Letting Agents

Mere Way, Swanland, HU14 3QB

Key Features

- A Superb Link Detached Family Home
- Amazing Location In The Heart Of Swanland
- Two Reception Room, Office/Study
- Fitted Kitchen, Cloakroom, Landing
- 4 Bedrooms, Dressing Room
- En Suite Shower Room and Family Bathroom
- Gardens Front & Rear, Drive, Carport & Garage
- Early Viewing Is A Must
- EPC - D, - Council Tax D

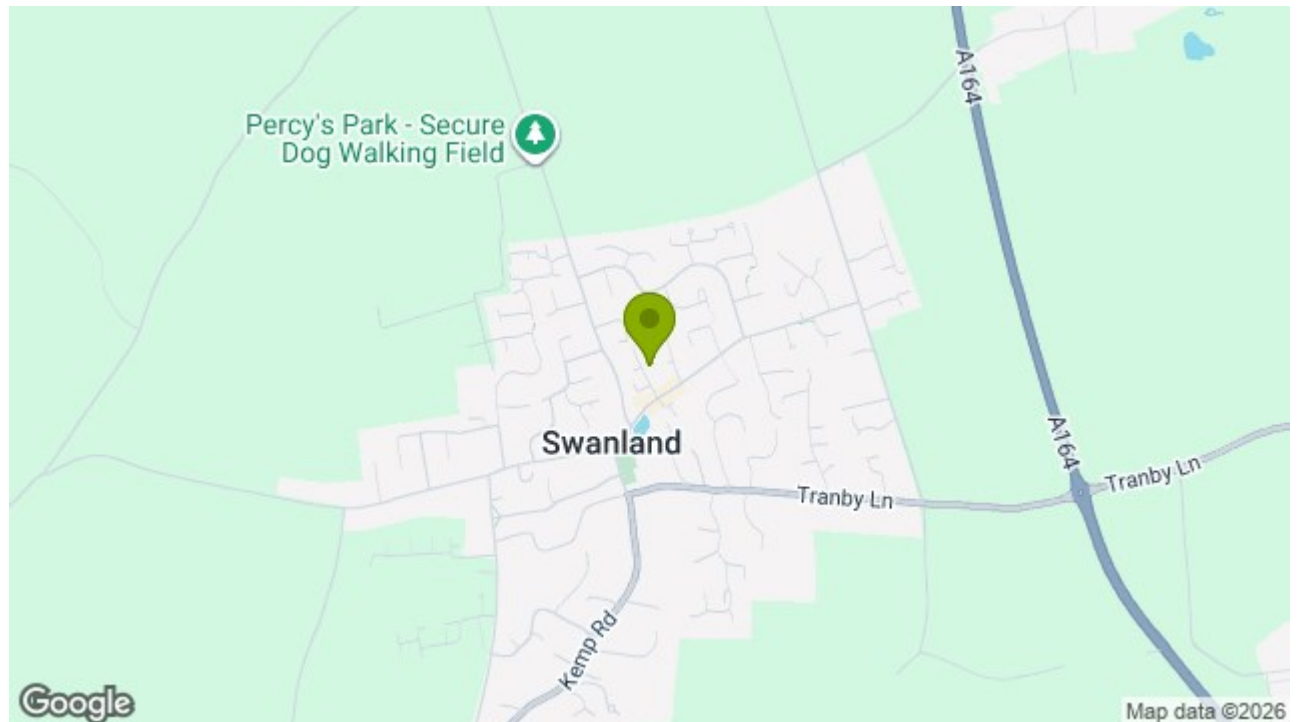
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Enjoying a superb position in the heart of the village of Swanland, with attractive views overlooking the village pond, this beautifully presented link-detached residence offers spacious and versatile accommodation ideally suited to modern family living.

The accommodation, as illustrated on the accompanying floorplan, is both well planned and inviting. A welcoming entrance hallway leads to a cloakroom/W.C., a lounge, a separate study ideal for home working, and a formal dining room. The stylish contemporary kitchen is fitted with integrated appliances and enhanced by electric underfloor heating,

To the first floor are four well-proportioned bedrooms. The superb principal bedroom benefits from a dedicated dressing room, together with a spacious en-suite shower room featuring a walk-in shower. The remaining bedrooms are served by a well-appointed family bathroom, complete with a corner bath and shower facility.

Externally, the property enjoys a neatly maintained garden area to the front, while a side driveway provides ample off-street parking and leads through a carport to a detached single garage. The rear garden offers a pleasant and private outdoor space, predominantly laid to lawn and complemented by a raised decked patio, along with a useful garden shed.





SWANLAND

Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers and chemist. There are a number of amenities and recreation facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 15 minutes driving distance away in Brough providing inter city connections.

GROUND FLOOR

ENTRANCE HALL

A lovely spacious entrance hall with double glazed entrance door, laminate flooring and a staircase leading up to the first floor.

CLOAKROOM/W.C.

with a two piece suite comprising W.C. and vanity unit with wash hand basin with splash back tiling.

LOUNGE

With a double glazed window to the front elevation, laminate flooring and wall mounted gas fire.

OFFICE/STUDY

with double glazed window to the front elevation, laminate flooring and storage cupboard

DINING ROOM

with laminate flooring, double glazed windows to the rear elevation and and double glazed doors leading out to the rear garden

MODERN FITTED KITCHEN

with a range of contemporary base and wall units, matching worktops and under unit lighting, sink with Quooker boiling water tap, integrated double oven, induction hob with feature filter hood above, fridge/freezer, dishwasher and washing machine. Double glazed window to the rear elevation and double glazed door giving access to the side

FIRST FLOOR

LANDING

with access to roof void and With airing cupboard housing the gas central heating boiler.

BEDROOM 1

with double glazed window to the front elevation and laminate flooring.

DRESSING ROOM

with double glazed window to the front elevation and laminate flooring.

ENSUITE SHOWER ROOM

with a three piece suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail and double glazed windows to the rearelevation.

BEDROOM 2

with double glazed window to the front elevation and laminate flooring.

BEDROOM 3

with double glazed window to the front elevation and laminate flooring.

BEDROOM 4

with double glazed window to the rear elevation and laminate flooring.

FAMILY BATHROOM

with a three piece suite comprising a corner bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. fully tiled to walls and floor, heated towel rail, inset spot lights and double glazed window to rear elevation.

OUTSIDE

A pebbled garden area, low in maintenance lies to the front and a side drive providing ample parking leads through the carport to the single detached garage. The rear garden is mainly laid to lawn with a raised decked patio area and a garden shed.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market.



Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral 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. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

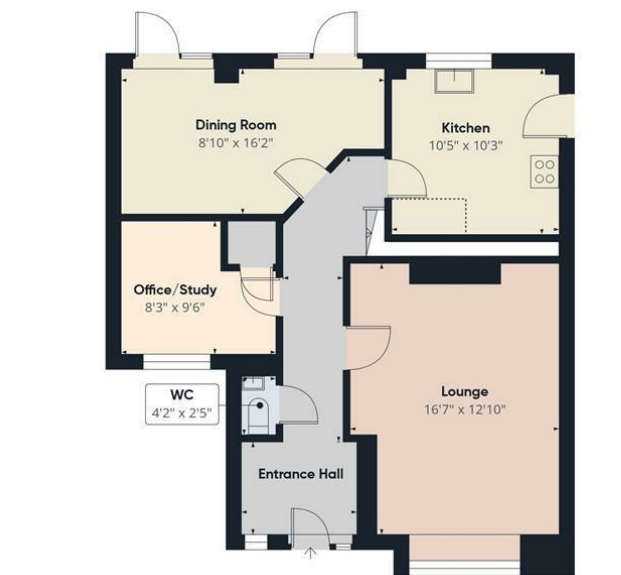
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.





Ground Floor



First Floor



Approximate total area⁽¹⁾

1343 ft²

Reduced headroom

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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