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Limb
MOVING HOME









3 Park Lane, Swanland, East Yorkshire, HU14 3NX

- Stunning Modern Residence
- Exclusive Gated Setting
- 4 Bedrooms
- Council Tax Band = H
- 6 Reception Areas
- Double Garage
- Highly Desirable Village
- Freehold/EPC = C

Guide Price £1,500,000

INTRODUCTION

Inviting offers between £1,500,000 to £1,600,000.

This outstanding modern detached residence stands in a delightful and exclusive gated setting off West Leys Road in Swanland, one of the regions most desirable location.

Meticulously considered the property blends the elegance and proportions of a previous era with the luxuries and convenience of contemporary living. Overall, the accommodation extends to around 5,500 sq.ft. providing flexibility of use and an abundance of space. Features include a fabulous central entrance reception with galleried landing above, six reception areas and four bedrooms plus second floor dressing room and loft room. Viewing is essential to appreciate the extent and appeal of accommodation on offer. This exclusive gated development comprises only three fine detached houses and is accessed via its own private lane with gates opening to a sweeping driveway adjacent to which is a open green space adding to the attraction of the setting. The property itself has a private driveway and lawn bounded by box hedging. The driveway provides parking in front of the house and to the side drive with attached double garage beyond. The property occupies an overall plot of approx. nearly half an acre. An extensive patio area directly to the rear of the house with lawn beyond. There is also space to one side of the house ideal for log store/sheds etc..





LOCATION

One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/ primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.



Conveniently Situated

Kingston upon Hull - 8 miles
Beverley - 8 miles
York - 39 miles
Lincoln - 41 miles
Leeds - 53 miles

Intercity rail connections are available from the nearby village of Brough with a travelling time to London Kings Cross of approximately 2 1/2 hours.

ACCOMMODATION

Double opening oak doors create a grand first impression and open to:

ENTRANCE RECEPTION

A stunning spacious entrance reception with galleried landing above. An oak detailed staircase leads up to the first floor.



CLOCKS/W.C.

With low level W.C. and wash hand basin, attractive tiling.

LIVING ROOM

20'1" x 21'2" approx (6.12m x 6.45m approx)
Plus bay window to front elevation. A beautifully proportioned room with bay window to front, windows to either side of the chimney breast which houses a grand limestone fireplace with "living flame" gas fire.





DINING ROOM

20'0" x 14'2" approx (6.10m x 4.32m approx)
Plus bay window to front elevation. Beautiful wood flooring.





STUDY

15'4" x 16'9" approx (4.67m x 5.11m approx)
Plus deep bay window to rear elevation. A beautifully fitted study with an extensive range of fitted furniture comprising cupboards, drawers, desking and a wine cabinet. A chimney breast houses a stone fireplace with "living flame" gas fire.



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DAY ROOM

19'5" x 14'2" approx (5.92m x 4.32m approx)
Accessed via the central hallway, the day room provides access to the kitchen and beyond. There are a series of Velux windows to the vaulted ceiling and two pairs of double doors opening out to the rear terrace. The room is open plan in style through to the kitchen.





KITCHEN AREA

25'8" x 16'9" approx (7.82m x 5.11m approx)
Having an extensive range of fitted units and grand island complete with a Siemens oven and warming drawer, Rangemaster cooker, larder fridge, larder freezer, dishwasher and two undercounter sinks with mixer taps. A series of Velux windows are fitted to the semi vaulted ceiling and there are two windows to the side elevation. Access can be gain to both the orangery and play room.







ORANGERY

15'6" x 12'7" approx (4.72m x 3.84m approx)
A superb living space with a wall on bi fold doors opening out to the garden. There are further windows and a ceiling mounted lantern light allowing light to flood in. Tiling to the floor. Access is also available through pocket doors to the play room.





PLAY ROOM

16'4" x 15'9" approx (4.98m x 4.80m approx)
Overlooking the rear garden. Sliding patios opening to the terrace. A large ceiling mounted lantern light allowing light to flood in.



UTILITY ROOM

12'5" x 6'8" approx (3.78m x 2.03m approx)
Extensively fitted with storage cupboards. There is a one and a half sink and drainer unit, plumbing for automatic washing machine, space for dryer, boiler cupboard housing gas fired central heating boiler. External access door to side drive adjacent to double garage.

FIRST FLOOR

GALLERIED LANDING

A stunning landing area complete with central chandelier. There is a deep airing cupboard, further store cupboard and a staircase leading up to the second floor.



BEDROOM 1

20'2" x 16'2" approx (6.15m x 4.93m approx)
Windows to both front and side elevations.





"WALK IN" WARDROBE

With open hanging and shelving facilities together with drawers.



EN-SUITE BATH/SHOWER ROOM

13'9" x 7'9" approx (4.19m x 2.36m approx)
A luxurious en-suite comprising bath, large shower area, low level W.C. and twin wash hand basins with cabinet. Tiling to the walls and floor, heated towel rail.



BEDROOM 2

20'2" x 13'3" approx (6.15m x 4.04m approx)
Having a range of fitted modern wardrobes, two windows to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, large shower area. Tiling to the walls and floor.



BEDROOM 3

16'9" x 15'3" approx (5.11m x 4.65m approx)
With fitted dressing table and drawers, two windows overlooking the rear elevation. Opening providing access to:



"WALK IN" DRESSING ROOM/PLAY ROOM

22'0" x 12'9" approx (6.71m x 3.89m approx)
Complete with fitted wardrobes and drawers.



BEDROOM 4

16'0" x 11'4" approx (4.88m x 3.45m approx)
With fitted drawers and desk area, two windows overlooking the rear elevation, cupboard to corner.



BATHROOM

With suite comprising low level W.C., wash hand basin, bath with shower over and screen, travertine tiling to the walls and floor.



SECOND FLOOR

LANDING

LOFT ROOM

17'0" x 15'0" approx (5.18m x 4.57m approx)
With Velux style window.

DRESSING ROOM

17'0" x 15'10" approx (5.18m x 4.83m approx)
Currently fitted as a dressing room with having an extensive range of open hanging and shelving facilities and central drawer unit.



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OUTSIDE

This exclusive gated development comprises only three fine individual detached houses and is accessed via its own private lane with gates opening to a sweeping driveway adjacent to which is a open green space adding to the attraction of the setting. The property itself has a private driveway and lawn bounded by box hedging. The driveway provides parking in front of the house and to the side drive with attached double garage beyond. The property occupies an overall plot of approximately half an acre. An extensive patio area lies directly to the rear of the house with lawn beyond. There is also space to one side of the house ideal for log store/sheds etc..



OPEN SPACE



FRONT VIEW

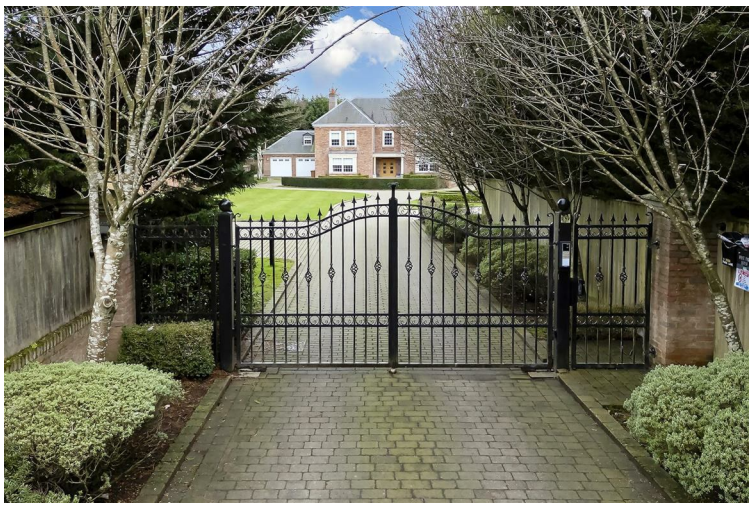


REAR VIEW



DRIVEWAY





ADDITIONAL INFORMATION

The property has a 1/3rd share of 'Park Lane Management' a company which has been set up specifically to maintain the communal areas such as the electric gates, gardening/maintenance of the driveway and the open green space and periodic tree cutting. Each resident currently pays £120 PCM into the company.

AGENTS NOTE

Whilst the property owns an additional driveway which runs to the north of the property, rights of access for an adjoining property are reserved to gain entry to the rear of that property only for emergency vehicles and essential tree surgery (not general maintenance) if its main access from The Park is unusable/unsuitable.

HEATING

The property has the benefit of gas fired central heating which is underfloor at ground floor level and to radiators upon the first and second floors.

GLAZING

The property has the benefit of high quality uPVC framed 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 H. 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, such as floor coverings, curtains and light fittings. 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.

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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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and 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.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

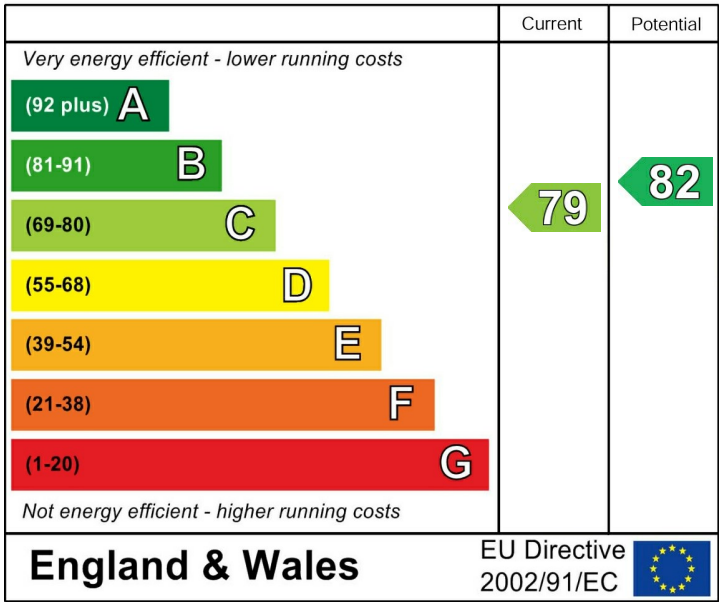
PROPERTY TO SELL?

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.


WELTON WOLD
Wauldby Rd
Kirk Ella
West Ella
A164
Tranby Ln
Tranby Ln
Kemp Rd
Welton
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A164
Boothferry Rd
A15
Humber Bridge Country Park
Welton Waters Activities Centre
Google
Map data ©2026 Google


Ground Floor
Approx. 292.6 sq. metres (3149.1 sq. feet)
Dining Room
Lounge
6.44m x 6.12m
(21'2" x 20'1")
Entrance Reception
Utility Room
WC
Garage
5.84m x 7.62m
(19'2" x 25')
Day Room
4.31m x 5.93m
(14'2" x 19'5")
Office
5.10m x 4.65m
(16'9" x 15'4")
Kitchen
5.10m x 7.82m
(16'9" x 25'8")
Play Room
4.77m x 4.98m
(15'8" x 16'4")
Orangery
4.77m x 3.79m
(15'8" x 12'5")
Second Floor
Approx. 67.1 sq. metres (722.7 sq. feet)
Dressing Room
4.83m x 5.44m
(15'10" x 17'10")
Loft Room
4.56m x 5.18m
(15' x 17')
First Floor
Approx. 200.1 sq. metres (2154.1 sq. feet)
Bedroom 2
4.06m x 6.13m
(13'4" x 20'1")
Bedroom 1
4.93m x 6.12m
(16'2" x 20'1")
Galleried Landing
En-suite
Walk-in Wardrobe
En-suite
Bathroom
Dressing Room
3.88m x 6.71m
(12'9" x 22')
Bedroom 3
5.10m x 4.68m
(16'9" x 15'4")
Bedroom 4
3.20m x 4.87m
(10'6" x 16')
Total area: approx. 559.8 sq. metres (6025.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

