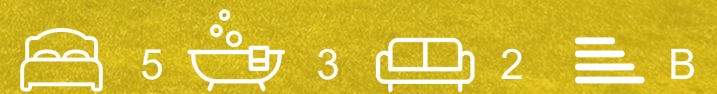


staniford
grays



5 Barber Grove, Swanland, HU14 3SD

Offers Over £650,000





5 Barber Grove

Swanland, HU14 3SD

- EXCLUSIVE HEAD OF CUL-DE-SAC POSITION
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS + W.C./CLOAKROOM
- GENEROUS PARKING PROVISION
- 4.5 YEARS REMAINING ON NHBC BUILD WARRANTY
- STUNNING OPEN FIELD AND GREEN VIEWS
- MODERN PRESENTATION
- DOUBLE GARAGE
- SOUTH AND WEST ORIENTED GARDENS WITH STUNNING VIEWS

IDEALLY POSITIONED IN A CUL-DE-SAC OF 5 EXECUTIVE FAMILY HOMES, BORDERED BY OPEN FIELD AND GREEN VIEWS.

The arrangement of living space offers complete versatility to three floor levels comprising; Reception Entrance Hallway, Formal Lounge space, Sitting Room into open plan Dayroom/Family Kitchen, separate Utility room, Cloakroom W.C.

To the first floor a landing provides access to three double Bedrooms, with Dressing Room and En-suite to the Principal Bedroom, two further Bedrooms and House Bathroom.

The second floor leads to two further double Bedrooms and Shower Room.

This head of cul-de-sac position offers space for numerous vehicles, with a large driveway providing access to a Double Garage.

A West and South oriented rear garden features a patio, raised decked area and pergola, creating an ideal family environment with internal viewing highly advised to appreciate the standard of property available.



Offers Over £650,000



ENTRANCE HALL Composite entrance door, tiled floor, two pendant light fittings and bespoke understairs storage.	10'6" x 7'6" (3.21m x 2.31m)
LOUNGE Oak door with chrome handles and glass panels, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.	13'0" x 12'9" (3.98m x 3.91m)
CLOAKROOM/WC Oak door with chrome handles, pedestal wash hand basin, low flush WC, tiled floor and central ceiling light.	6'0" x 3'0" (1.84m x 0.93m)
FAMILY ROOM Tiled floor, pendant light fitting and uPVC French doors to the rear garden.	12'2" x 9'7" (3.71m x 2.94m)
KITCHEN DINER Oak door with chrome handles and glass panels, tiled floor, ceiling spotlights, dropped pendant light fitting, front and rear aspect uPVC double glazed windows. Fitted "Symphony" kitchen with granite work tops, a range of wall and base units, drainer sink with a mixer tap, a central island with integrated AEG five ring gas hob, oven and grill, extractor hood, fridge and freezer, integrated Zanussi dishwasher and two pop up power banks.	23'3" x 13'10" (7.10 x 4.23m)
UTILITY ROOM Tiled floor, stainless steel drainer sink with mixer tap, composite rear door, pendant light fitting, integrated Zanussi washer dryer and a range of base units.	6'1" x 5'8" (1.87m x 1.73m)
STAIRCASE AND LANDING Carpeted floor, two pendant light fittings, front aspect uPVC double glazed window and an oak banister with spindles.	15'4" x 8'5" (4.69m x 2.58m)
FAMILY BATHROOM Oak door with chrome handles, ceiling spotlights, tiled floor, rear aspect uPVC double glazed privacy window, chrome towel radiator, low flush WC, half pedestal wash hand basin with mixer tap, bath with mixer tap, shower enclosure with mixer shower and splashback tiling.	9'8" x 7'2" (2.96m x 2.20m)
PRINCIPAL BEDROOM Oak door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window. Walk in wardrobe with sliding mirrored doors (2.96m x 2.27m).	13'4" x 11'3" (4.07m x 3.45m)
ENSUITE SHOWER ROOM Oak door with chrome handles, tiled floor, ceiling spotlights, rear aspect uPVC double glazed window, shower enclosure with mixer shower, low flush WC, half pedestal wash hand basin with mixer tap, chrome towel radiator and a wall mounted mirrored vanity unit.	9'7" x 7'4" (2.94m x 2.25m)
BEDROOM TWO Oak door with chrome handles, carpeted floor, pendant light fitting, fitted wardrobes, rear aspect uPVC double glazed window with open field views.	12'2" x 11'1" (3.73 x 3.39)
BEDROOM THREE Oak door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.	12'3" x 11'10" (3.75m x 3.61m)
2ND FLOOR STAIRCASE AND LANDING Carpeted floor, pendant light fitting, oak banister with spindles, storage cupboard.	7'4" x 5'3" (2.24m x 1.61m)



SHOWER ROOM

7'2" x 7'0" (2.19m x 2.14m)

Oak door with chrome handles, tiled floor, ceiling spotlights, shower enclosure with mixer shower, half pedestal wash hand basin with mixer tap and splashback tiling.

BEDROOM FOUR

18'11" x 13'5" (5.78m x 4.11m)

Oak door with chrome handles, carpeted floor, pendant light fitting, two rear aspect uPVC double glazed skylight windows and a front aspect uPVC double glazed window.

BEDROOM FIVE

18'11" x 11'6" (5.78m x 3.53m)

Oak door with chrome handles, central ceiling light, front aspect uPVC double glazed window and two rear aspect sky light windows.

DOUBLE GARAGE

With manual up and over doors, power and lighting.

EXTERIOR

To the front a large driveway with off street parking for multiple vehicles, a turning circle and further parking directly in front of the house, lawned area with shrub borders, flagged path to the front door and arched entrance.

To the rear a flagged patio area with stepping stone path to a raised decked platform featuring hot tub and open field views, lawned garden with flagged perimeter path and fenced surround. Flagged area to the rear of the garage and garden shed also.

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 current E.R.Y.C council tax band is 'G'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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.

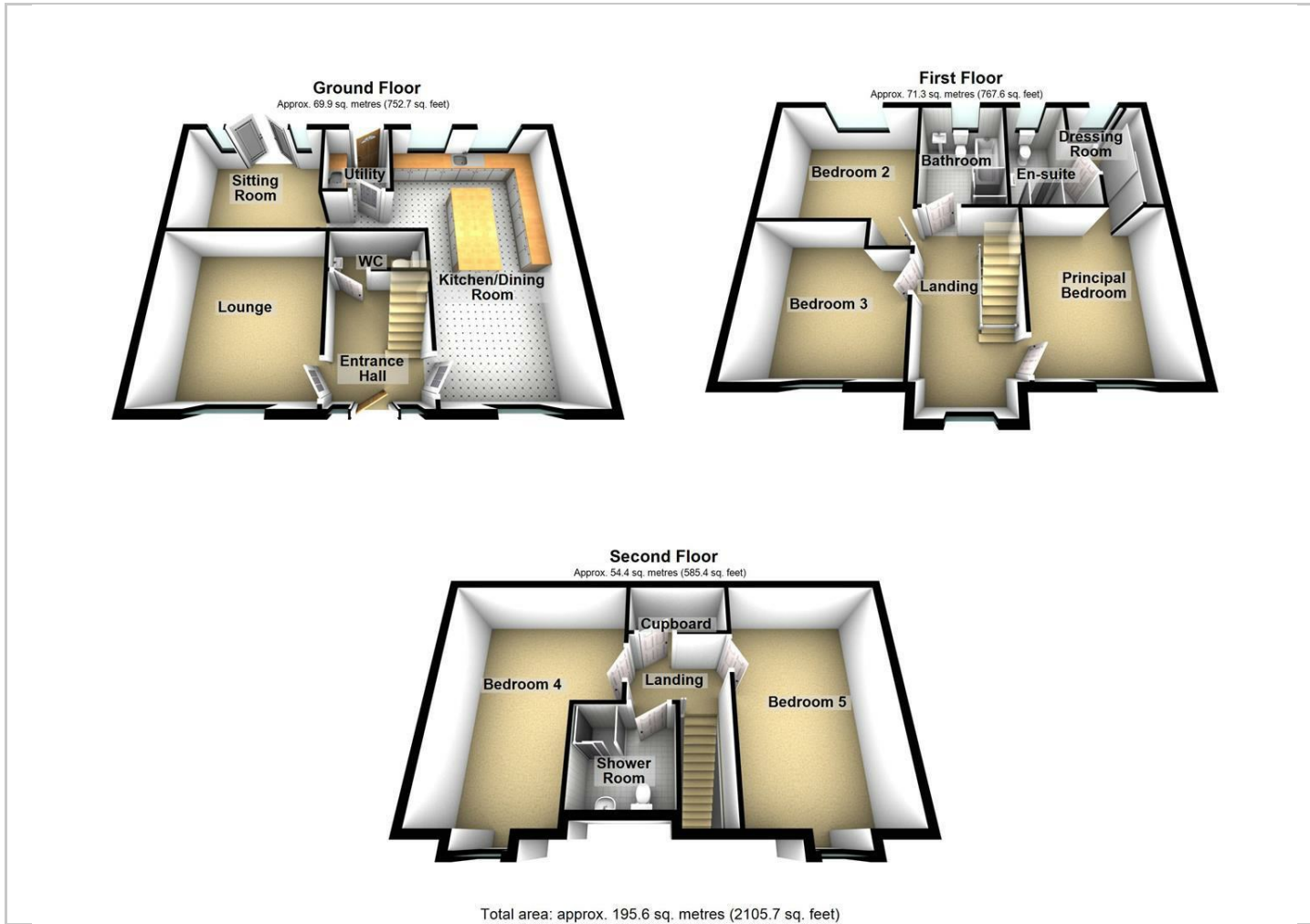
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

FEES

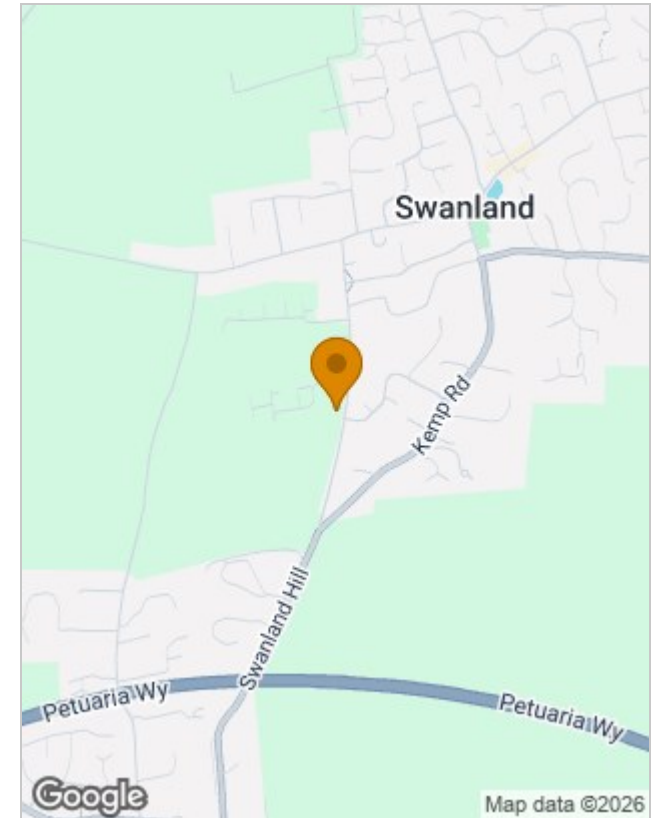
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



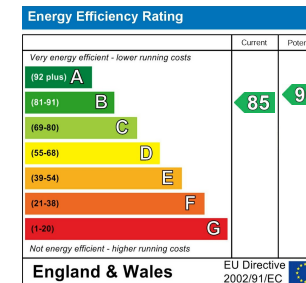
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 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.