



37 West End, Swanland, HU14 3PE

£289,950



37 West End

Swanland, HU14 3PE

- CHARACTER HOME
- IDEAL FOR APPLICANTS LOOKING FOR CENTRAL SWANLAND LIVING
- WALLED GARDEN AND OUTHOUSE
- UPGRADED SASH WINDOWS
- DOUBLE FRONTED
- CENTRAL SWANLAND SETTING
- DEDICATED PARKING
- TWO DOUBLE ENSUITE BEDROOMS
- WEALTH OF PERIOD CHARM
- NO ONWARD CHAIN

DOUBLE FRONTED CHARACTER HOME WITH OFF STREET PARKING AND SOUTH FACING WALLED GARDENS.

Ideally suited for applicants looking for convenience and ready to move in living, and forming part of a character street scene. This well appointed home offers a generous and private plot environment all within a central Swanland setting.

Boasting a number of period features the property remains suitable for purchasers looking to the advantage of upgraded and enhanced living spaces whilst retaining all the charm and character that a home of this style can offer.

Living accommodation is provided to two floor levels with the spacious layout comprising; Entrance Hallway, front facing Lounge, open plan Dayroom/Sitting Room, dedicated Kitchen and separate W.C. To the first floor level two double bedrooms lead from a landing both being of double bedroom proportions with ensuite provision.

The property benefits from a dedicated driveway for off-street parking and enclosed courtyard gardens with a storage Outhouse/Utility.

A must see and unique home for all applicants who place distinctive living high on the agenda.

VIEWING AVAILABLE BY APPOINTMENT. NO ONWARD CHAIN.



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GROUND FLOOR

ENTRANCE HALLWAY

A discreet and characterful entrance being situated off West End, accessed via hardwood entrance door with over-door feature glazing, storage cupboard, offers access to ground floor reception spaces.

RECEPTION LOUNGE

With upgraded uPVC double glazed fret style sash windows to the front and side elevations offering an abundance of natural daylight, enjoying a pleasant street scene outlook, benefits from some upgraded traditional style cast iron radiators, a central focal point provided via a cast iron gas fire insert with tiled hearth and mantel and feature ornate surround, generous ceiling height, inset spotlights to ceiling, deep skirtings and picture rail.

11'10" x 12'1" (3.61 x 3.69)

DAY ROOM / DINING ROOM

Again, retaining a wealth of feature with Travertine tiled floor, picture rail, uPVC double glazed fret style sash window to the side elevation, deep chimney breast with decorative recess, staircase approach to first floor level. Access through to...

11'10" x 12'2" (3.61 x 3.72)

KITCHEN

Well appointed with a range of Shaker style wall and base units with contemporary door furniture in matte black finish, complementary granite work surfaces, inset sink and drainer, feature mixer tap with detachable showerhose, uPVC double glazed fret style sash windows to the rear, Victorian style tiling to splashbacks, freestanding double oven with gas hob, stainless steel extractor canopy, integrated fridge, integrated dishwasher, Travertine floor tiling, glazed display cabinetry, inset spotlights to ceiling.

7'10" x 8'0" (2.40 x 2.44)

REAR ENTRANCE

Providing access to the rear courtyard. Leads to...

CLOAKROOM / W.C

With privacy window to side elevation, wall mounted basin, low flush w.c, Travertine flooring.

FIRST FLOOR

LANDING

A split landing gives access to two double bedrooms, both benefiting from ensuite provision.

BEDROOM ONE

With a bright outlook via uPVC double glazed fret style sash window to the front and side elevations, generous ceiling height, of double bedroom proportions with space for freestanding bedroom furniture. Provides access to...

11'10" x 12'0" (3.61 x 3.68)

ENSUITE SHOWER ROOM

Neutrally appointed with pedestal basin, tiling to splashbacks, low flush w.c, self contained shower cubicle with wall mounted showerhead and console.

BEDROOM TWO

With uPVC double glazed fret style sash window to the side outlook, feature cast iron decorative fire, traditional style cast iron radiator, large walk-in storage cupboard, of double bedroom proportions with space for freestanding bedroom furniture, with generous ceiling heights also. Access through to...

11'10" x 12'0" (3.61 x 3.68)



ENSUITE BATHROOM

Of an excellent size, a four piece suite comprising of oversize basin inset to vanity unit, bidet, low flush w.c, panelled bath with glazed shower screen and wall mounted showerhead and console over, tiling to floorcoverings and feature Victorian glazed tiling to full wallcoverings, uPVC fret style privacy window to front elevation, inset spotlights to ceiling.

OUTSIDE

The subject dwelling remains conveniently positioned within the very heart of Swanland, being accessed from West End in the centre of the village.

Vehicular access and parking provision exists, being private and enclosed, with a pedestrian access gate giving access to the South facing walled courtyard garden, being hard landscaped with brick sett detail, raised borders, fencing to perimeter boundary and oversize wall to the rear and alternate side, external power sockets and light points, utility storage cupboard, self contained utility shed with composite door offering full power and lighting within.

Excellent levels of privacy and screening provided to the rear, with the subject dwelling coming ready for immediate occupation, boasting a wealth of character and feature, with viewing available through the sole selling agent Staniford Grays.

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 'C'.

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.

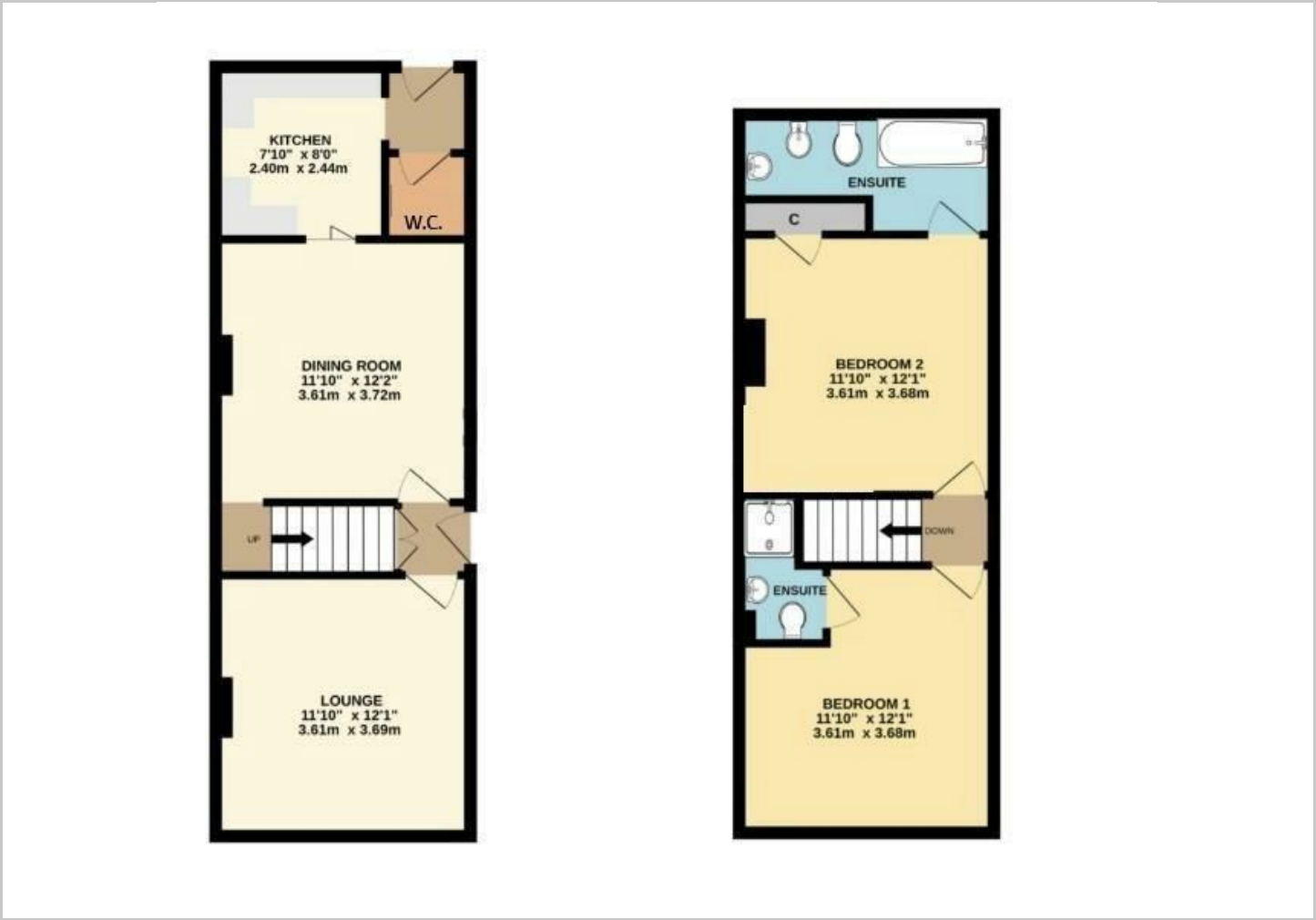
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Viewing

Please contact our Swanland Office Office on 01482 631133 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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

