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**Limb**  
MOVING HOME



*20 Easenby Close, Swanland, East Yorkshire, HU14 3NP*

- 📍 Fabulous New Home
- 📍 High End Spec.
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = D

- 📍 Bi Fold Doors
- 📍 Contemporary Living
- 📍 Sought After Village
- 📍 Freehold/EPC = B

**£299,950**

## INTRODUCTION

This superb high specification new build property forms part of a fabulous recent development of high quality properties in a delightful location on the fringe of one of the areas most desirable villages. Of an exacting standard and with a contemporary specification, this outstanding home has great appeal and early viewing is strongly recommended. Spaciously proportioned, the property has the luxuries of modern living and briefly comprises a central hallway, twin aspect lounge with bi fold doors leading out to the garden and a fabulous kitchen/dining/living room, again with bi fold doors out to the rear and an extensive range of striking fitted units with integrated appliances. There is also a ground floor W.C.. Upon the first floor are three good sized bedrooms served by a very spacious bathroom and also a useful box room. There is parking to the front of the property with a block set forecourt and the rear garden has a large paved patio with lawn beyond.

## LOCATION

The property lies towards the end of Easenby Close, an attractive cul-de-sac situated off Main Street to the eastern fringe of the village centre. One of the regions most sought after locations, Swanland has an attractive centre clustered around the duck pond and there are a number of shops and amenities to be found including a chemist, convenience store/post office, coffee shop to name but a few. There are excellent recreational facilities such as a tennis and bowls club and a children's playing area. The village boasts a well reputed primary school with secondary schooling at the nearby South Hunsley in Melton. Public schools are also available nearby. Convenient access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs leading up to the first floor.

### LIVING ROOM

With window to front elevation and triple bi fold doors leading out to the rear terrace.



## LIVING KITCHEN

Having an extensive range of contemporary fitted units with quartz worksurfaces and return. Features include a double oven, four ring induction hob with ceiling mounted extractor hood above, dishwasher and fridge freezer. There is a tiled floor throughout, window to front and triple bi fold doors leading out to the rear. There is also a very large understairs storage cupboard.



## CLOAKS/W.C.

With low level W.C., wash hand basin and cupboard housing gas fired central heating boiler

## FIRST FLOOR

### LANDING

A central landing with access to roof void.

### STORE ROOM

A very useful store room/cupboard with window to rear.

## *BEDROOM 1*

With two windows to front elevation.



## *BEDROOM 2*

A large double bedroom with window to front elevation.



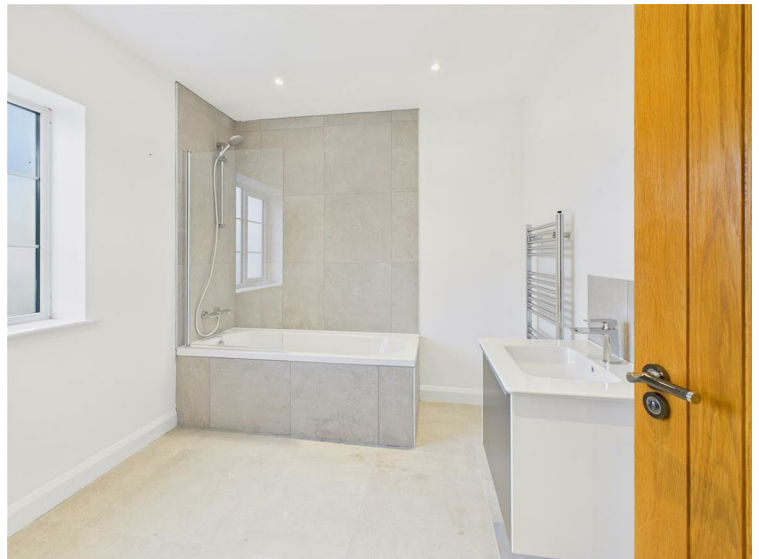
## BEDROOM 3

A really good sized third bedroom with window to rear.



## BATHROOM

With stylish suite comprising low level W.C., wash hand basin and drawers, bath with shower over and screen, tiled surround and floor, heated towel rail.



## OUTSIDE

The frontage is block set and ideal for parking for several vehicles. A passage leads to the rear where the enclosed garden has an extensive paved terrace and lawn beyond with fencing to the borders.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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 D. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *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 heating system 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. 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 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. These 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 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.

## *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.

