



Main Street, Swanland, HU14 3QP
£440,000


**Philip
Bannister**
Estate & Letting Agents

Main Street, Swanland, HU14 3QP

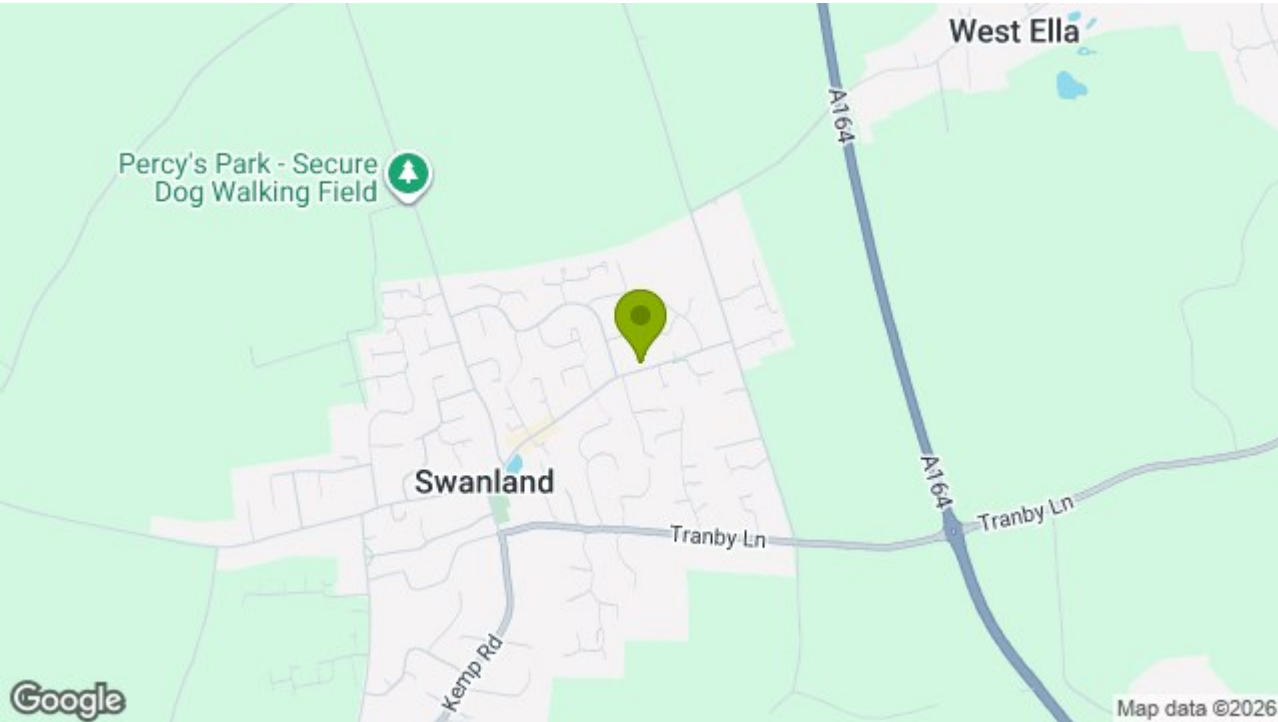
Key Features

- Traditional Period Home
- Significantly Extended To The Rear
- 4 Good Sized Bedrooms
- Large Rear Garden With Summerhouse/Cabin
- 2 Reception Rooms
- Fabulous Open Plan Breakfast Kitchen
- Utility Room & WC
- Driveway & Garage
- EPC = TBC
- Council Tax = D

This charming traditional bay-fronted semi-detached home enjoys a prime position close to the heart of the village and within easy reach of the highly regarded local primary school. Enhanced by an impressive double-height rear extension, the property offers spacious, well-balanced accommodation perfectly suited to modern family living. A standout feature is the stunning open-plan kitchen, beautifully designed around a central island. The kitchen flows seamlessly into a cosy snug with log-burning stove, while additional accommodation includes a separate lounge, utility room, and downstairs cloakroom/W.C. To the first floor are four well-proportioned bedrooms, three of which are generous doubles, complemented by a superb family bathroom with walk-in shower and oval bath, alongside a stylish modern en-suite shower room.

Set back from the road in an elevated position, the property boasts a block-set driveway to the front and side, providing ample off-street parking and access to the garage. The impressive rear garden extends to approximately 150ft, being predominantly laid to lawn and offering excellent outdoor space for families. A summerhouse with power adds further versatility, ideal for use as a home office, studio, or relaxation space.

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





ACCOMMODATION

The extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property through a stained glass entrance door, the hallway features a tiled floor, staircase leading to the first floor and access to the accommodation at ground floor level.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin, there is a continuation of the tiled floor.

LOUNGE

An attractive front facing reception room with a bay window and feature marble fireplace with cast iron surround housing a gas fire. There is a further window to the side elevation.

BREAKFAST KITCHEN

This exceptional space is beautifully appointed with an extensive range of sleek high-gloss base and wall units, complemented by quartz work surfaces and an inset sink with drainer. Premium integrated appliances include two Neff "Slide & Hide" ovens, an AEG induction hob with built-in extractor, fridge, dishwasher, and wine chiller. At the heart of the room sits a central island unit offering additional storage and power points beneath, creating a superb focal point. Designed with both everyday living and entertaining in mind, this outstanding open-plan area truly forms the vibrant heart of the home.

SNUG

Featuring a charming brick chimney breast with inset log-burning stove, window to the side

elevation, and a fitted dresser to the alcove. A wide opening seamlessly connects this inviting space to the impressive open-plan breakfast kitchen.

UTILITY ROOM

Plumbing is provided for an automatic washing machine, with space for a tumble dryer and additional appliance. The room also houses the modern wall-mounted gas-fired central heating boiler and benefits from an external access door leading to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in cupboard and a wall of fitted storage.

BEDROOM 1

A double bedroom with fitted slide-fronted wardrobes and a window to the rear. There is access to en-suite facilities.

EN-SUITE

Fitted with a stylish suite comprising a corner shower enclosure with digital shower, vanity unit with wash hand basin, low flush W.C., and a window to the side elevation.

BEDROOM 2

A double bedroom with a bay window to the front elevation and further window to the side.

BEDROOM 3

With decorative period cast iron fireplace within an exposed chimney breast. Windows to side elevation.

BEDROOM 4/OFFICE

A versatile 4th bedroom/office, with a window to the front elevation.

BATHROOM

Beautifully appointed with a contemporary four-piece suite comprising an elegant oval bath with shower attachment, walk-in shower enclosure with digital shower, vanity unit with wash hand basin, and low flush W.C. Further features include a heated towel rail, inset spot lighting, tiled flooring, and a window to the rear elevation.

OUTSIDE

Occupying an elevated position set back from the road, the property enjoys an impressive frontage with a block-set driveway providing ample off-street parking to the front and side, leading to the detached garage.

The exceptional rear garden extends to approximately 150ft (45m), offering a superb outdoor space for both relaxation and practicality. A patio area adjoins the rear of the property, with steps rising to an expansive lawned garden beyond. Additional features include a decked seating area and a versatile summerhouse with bi-fold doors and power, making it ideal for a home office or studio. At the far end of the garden, there is a shed, greenhouse, and vegetable patch.

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 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 D. (East Riding Of Yorkshire).



We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

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.

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 in-house 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.

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.

PARTICULAR DISCLAIMER

This brochure has been prepared in good faith. The property is being acquired through a part-exchange scheme and consequently, the particulars are based on assumptions and are intended as a general guide only. They should not be relied upon as statements of fact, and prospective purchasers are advised to carry out their own investigations. The property is offered for sale as seen.

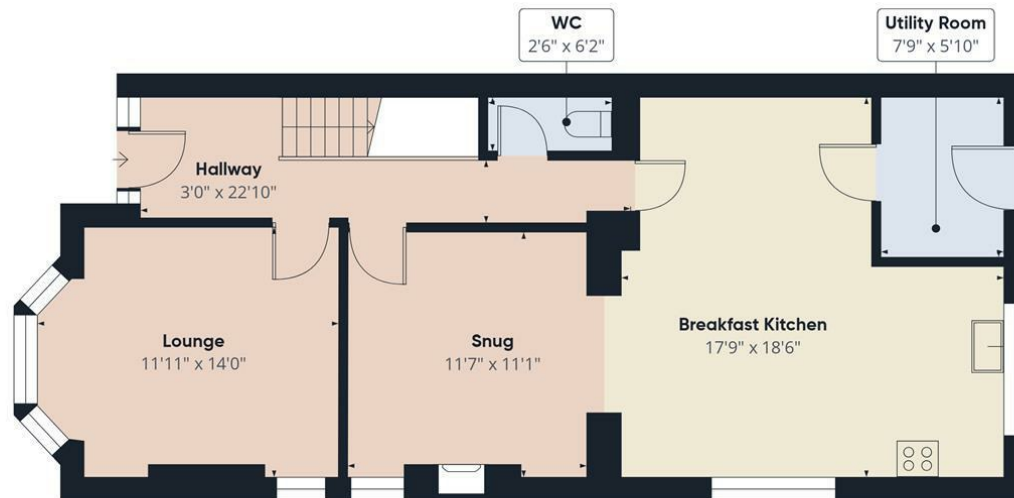
AGENT NOTES.

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

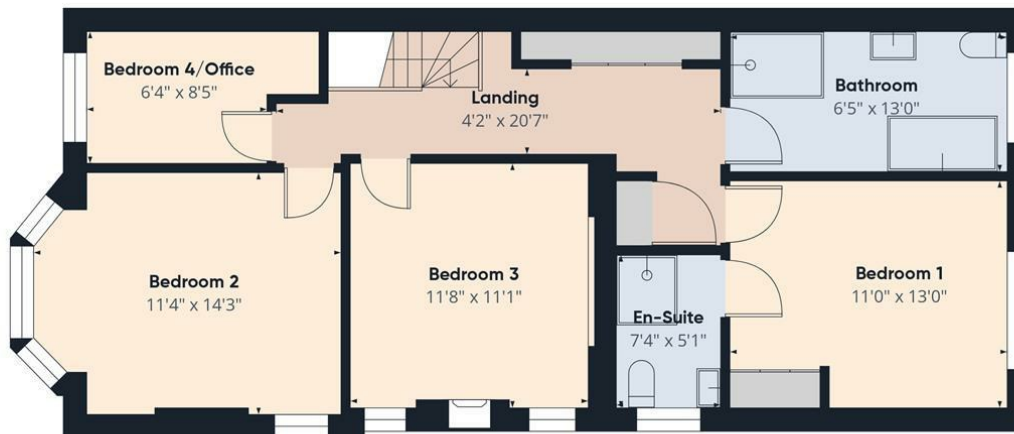
Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area^m
1455 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

