

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



2 Mill Rise, Swanland, East Yorkshire, HU14 3PW

- 📍 Link Detached Family Home
- 📍 No Onward Chain!
- 📍 4 Bedrooms
- 📍 Council Tax Band = D
- 📍 Contemporary Bathroom
- 📍 Drive & Garage
- 📍 Generous Westerly Garden
- 📍 Freehold / EPC = D

£349,950

INTRODUCTION

Situated within this much sought-after village, this four-bedroom link-detached house occupies a generous plot and is offered for sale with no onward chain. The property is currently in a condition that allows a new owner to settle in comfortably from day one, while offering the perfect opportunity to update the décor and add personal style over time. The ground floor layout features an entrance hallway with a cloakroom/W.C., a modern breakfast kitchen, and a dining room that opens through to the lounge, creating an inviting and social living space.

The first floor hosts three well-proportioned double bedrooms and a good-sized single bedroom, all served by a contemporary family bathroom. The exterior is a particular highlight, with a lawned front garden and a block-paved driveway providing off-street parking in front of the single garage. To the rear, the generously sized garden enjoys a high degree of privacy and a desirable westerly aspect, catching the best of the afternoon and evening sun across the lawn, patio, and mature shrub borders.

LOCATION

The property is situated along Mill Rise, close to its junction with Mill Road, Swanland. The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

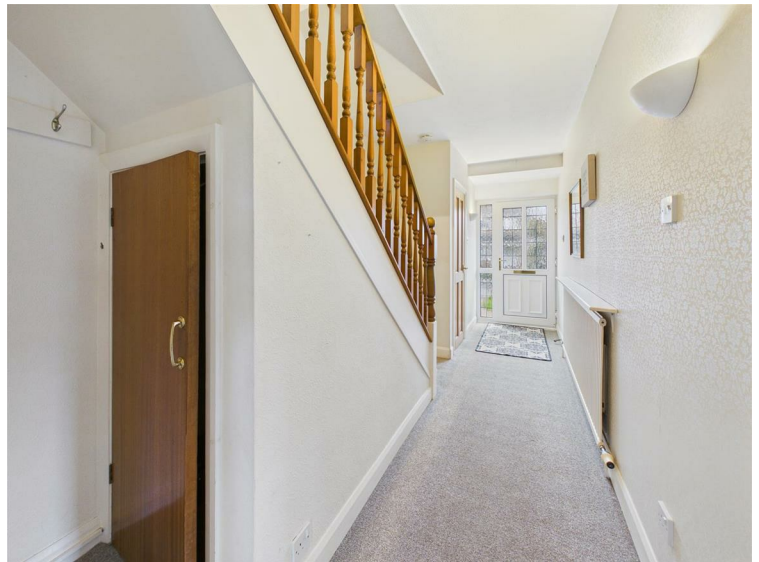
ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Feature flooring and window to front.

BREAKFAST KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, plumbing and space for appliances. Windows to front and side. External access door to side.



DINING ROOM

With window to side and patio doors leading out to the rear garden. Opening through to the lounge.



LOUNGE

With feature fire surround housing a living flame gas fire. Window to rear.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to the front elevation.



BEDROOM 2

With built in wardrobes and window to rear.



BEDROOM 3

Window to rear.



BEDROOM 4

Window to rear.



BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Inset spot lights, heated towel rail and window to side.



OUTSIDE

The property enjoys a lawned front garden and a block-paved driveway providing off-street parking in front of the single garage. To the rear, the generously sized garden enjoys a high degree of privacy and a desirable westerly aspect, catching the best of the afternoon and evening sun across the lawn, patio, and mature shrub borders.



REAR



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

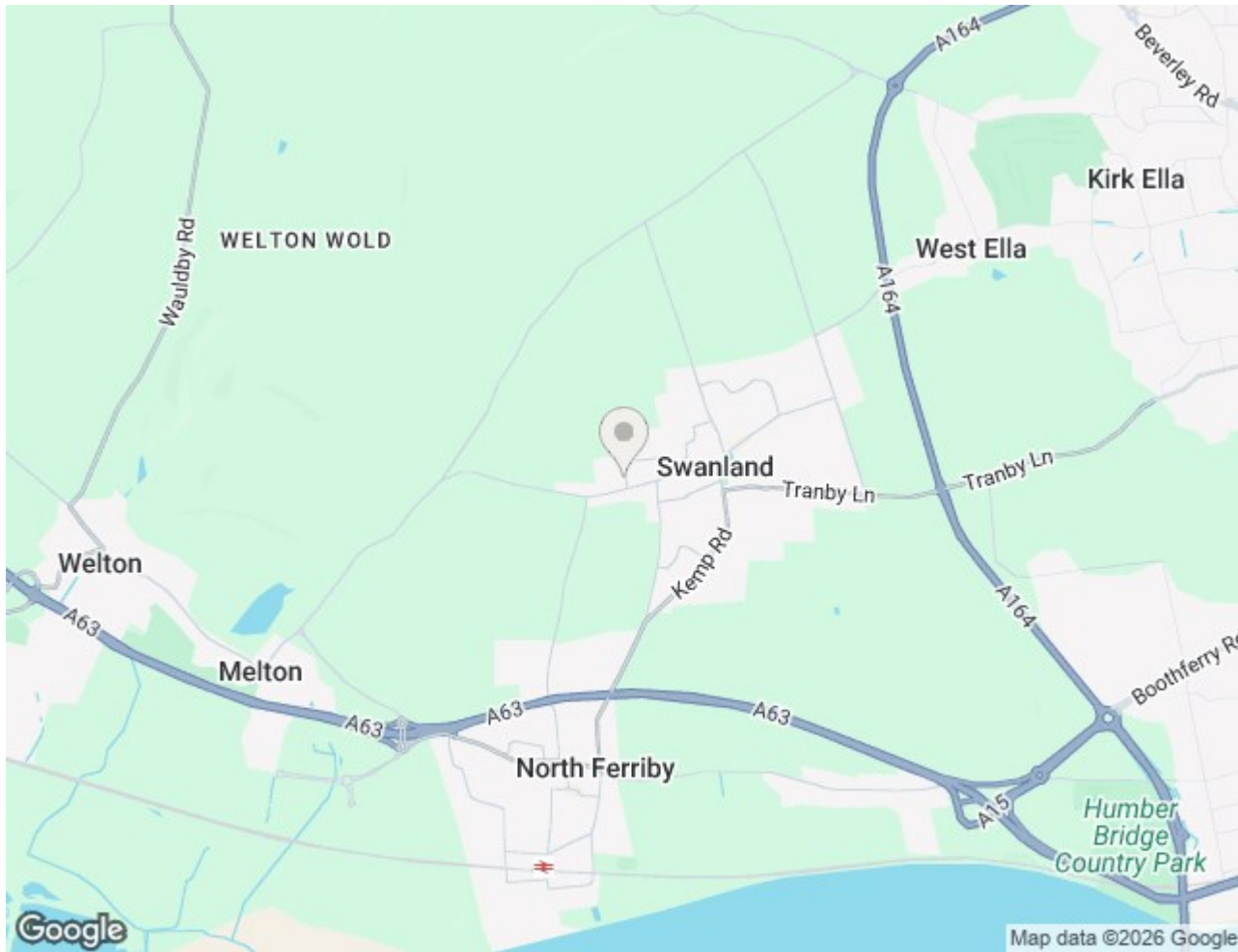
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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

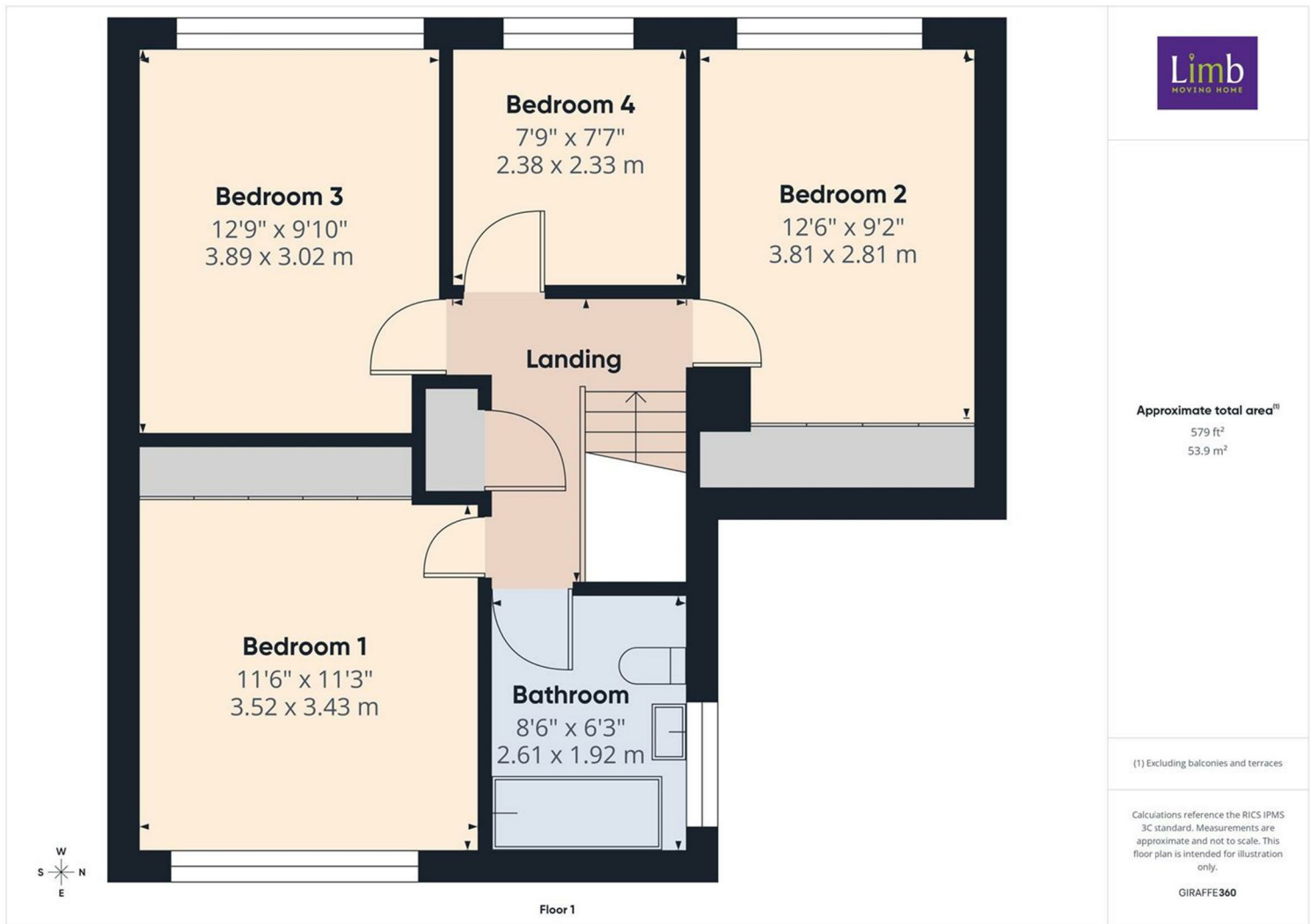
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		