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Limb
MOVING HOME

14 Todds Close, Swanland, East Yorkshire, HU14 3NT

- Double Fronted Detached
- 4 Bedrooms
- 3 Reception Areas
- Council Tax Band = G
- Exclusive Cul-de-Sac Position
- Detached Double Garage
- Generous Rear Garden
- Freehold / EPC = C

£587,950

INTRODUCTION

Occupying a desirable position within this exclusive cul-de-sac just off Tranby Lane, this substantial double-fronted detached home offers generous and well-planned family accommodation, complemented by a detached double garage and a good sized enclosed rear garden.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway with cloakroom/W.C., a spacious lounge, separate dining room, conservatory, breakfast kitchen with adjoining utility room, four bedrooms, including a main bedroom with dressing room and en-suite shower room, together with a family bathroom.

Outside, the property enjoys excellent off-street parking, a detached double garage and an established rear garden, providing an ideal setting for family life and outdoor entertaining.

Offering well-proportioned accommodation in a highly regarded residential location, the property presents an excellent opportunity for buyers looking to create a long-term family home.

LOCATION

Todds Close is an exclusive and most desirable cul-de-sac situateed on the eastern fringe of the village of Tranby Lane. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

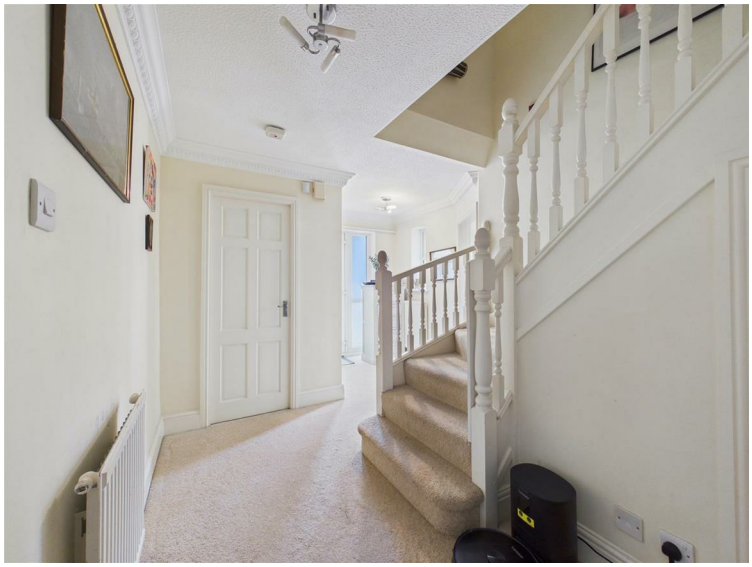
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With feature staircase leading up to the first floor, understairs cupboard and window to the side.



CLOAKS/W.C.

With suite comprising a vanity unit with wash hand basin and low flush W.C., half tiling to walls and window to the front elevation.

LOUNGE

With feature fire surround housing a coal effect gas fire. Windows to the front elevation and patio doors leading through to the conservatory.

CONSERVATORY

Of uPVC construction with laminate flooring and double doors leading to the rear garden.

DINING ROOM

With windows to the front elevation.

BREAKFAST KITCHEN

Having a comprehensive range of base and wall units with laminate worktops incorporataing a sink unit, tiled splashbacks and a range of built in appliances includding an oven/grill, four ring gas hob with chimney-style extractor above, dishwasher, fridge and freezer, concealed lighting, feature radiator, inset spot lights and window to the rear elevation. There is ample space for a table and chairs.

UTILITY ROOM

With fitted base and wall units and laminate worktops incorporating a sink unit, tiled splashbacks, plumbing for a washing machine, space for tumble dryer, kickspace heater, window and external access door to the rear garden.

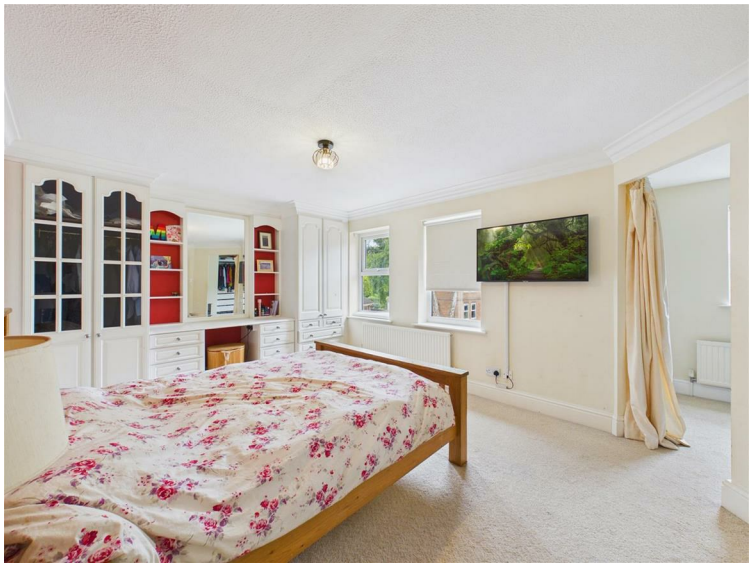
FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

With fitted furniture incorporating wardrobes, dressing table, drawers and display shelving. Windows to the front elevation. Opening through to the dressing area.



DRESSING AREA

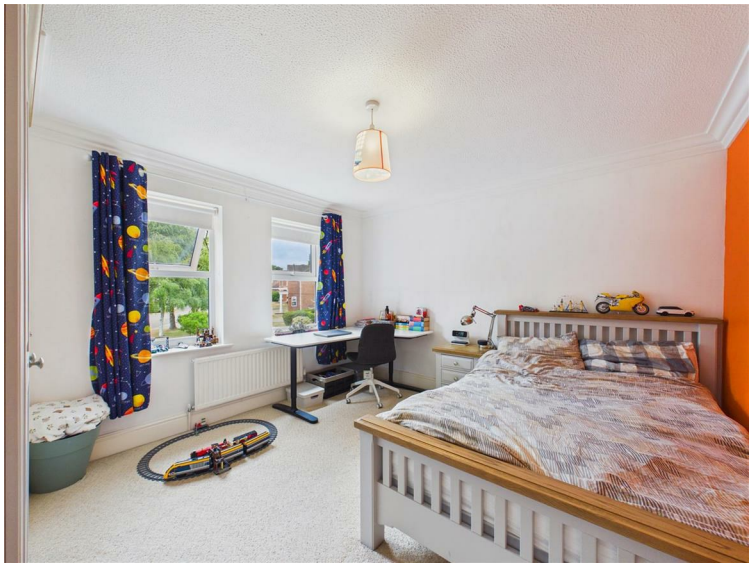
With fitted wardrobe and window to the front elevation.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, shaver socket, heated towel rail, inset spot lights and window to rear.

BEDROOM 2

With bulit in cylinder/airing cupboard. Windows to the front elevation.



BEDROOM 3

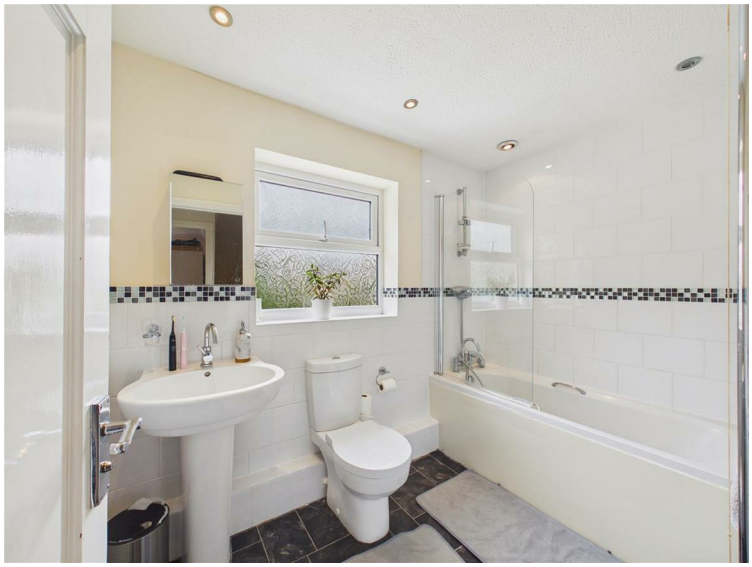
With window to the rear elevation.

BEDROOM 4

With window to the rear elevation.

BATHROOM

With suite comprising a bath with mixer tap and shower over, shower screen, wash hand basin and low flush W.C. Half tiling to walls, heated towel rail, inset spot lights and window to the rear.



OUTSIDE

To the front of the property, a lawned garden and side driveway provide excellent off-street parking and lead to the detached double garage. The enclosed rear garden is mainly laid to lawn with established flower beds and mature borders with fenced boundaries. There are pathways leading to block paved patio areas.

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double gazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and 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.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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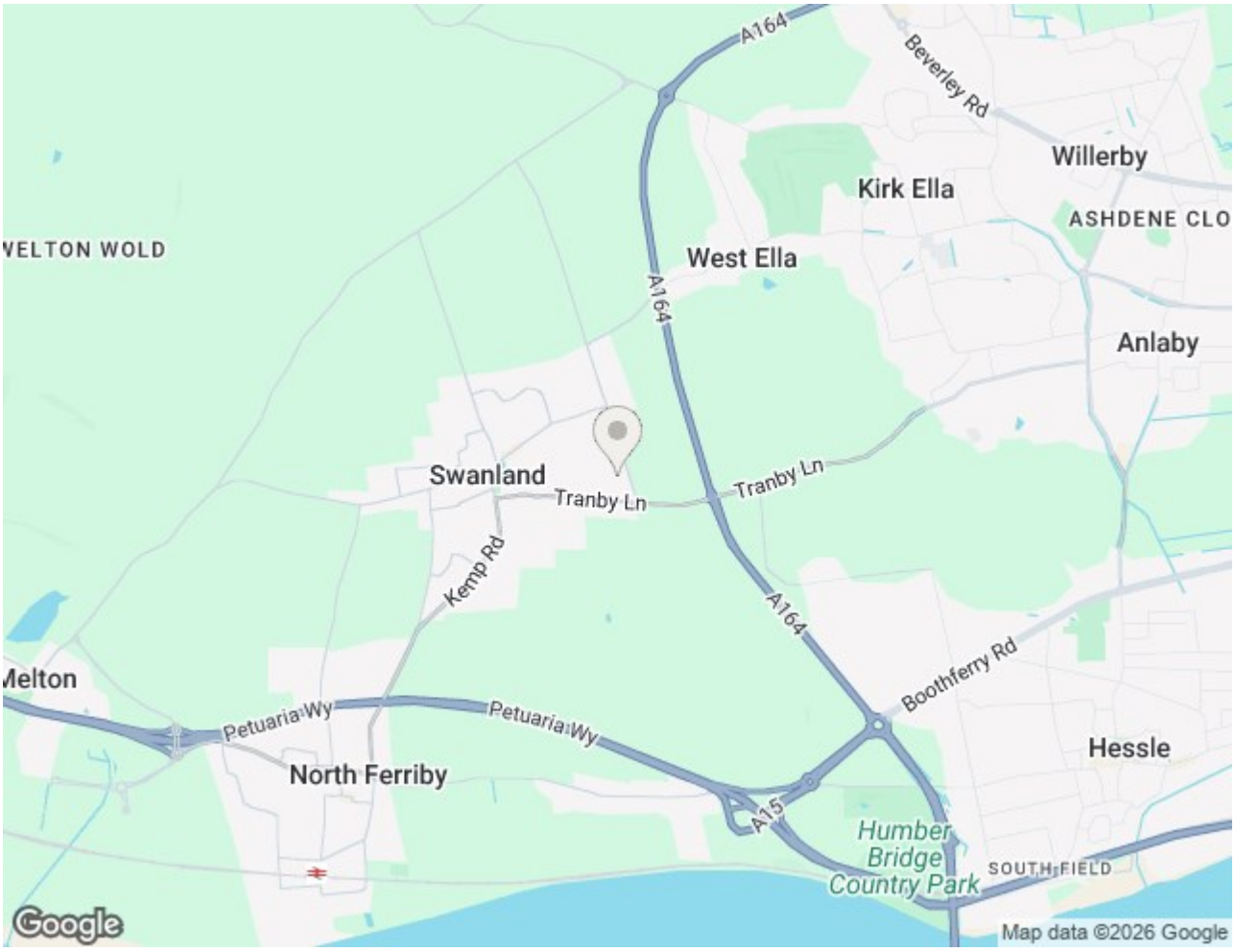
PROPERTY TO SELL?

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.

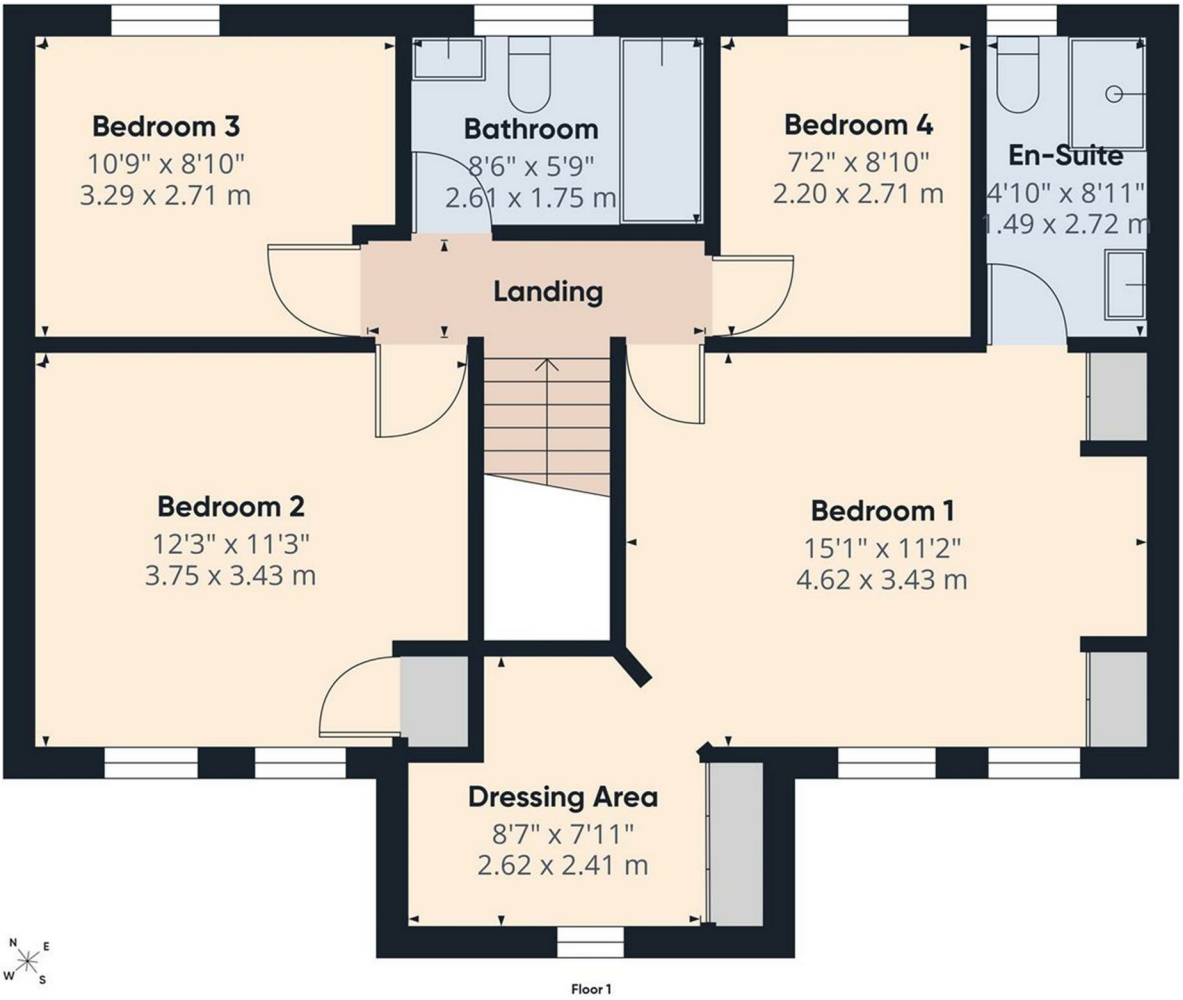


Approximate total area(1)
952 ft²
88.6 m²

(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



Approximate total area(1)
654 ft²
60.8 m²

(1) Excluding balconies and terraces

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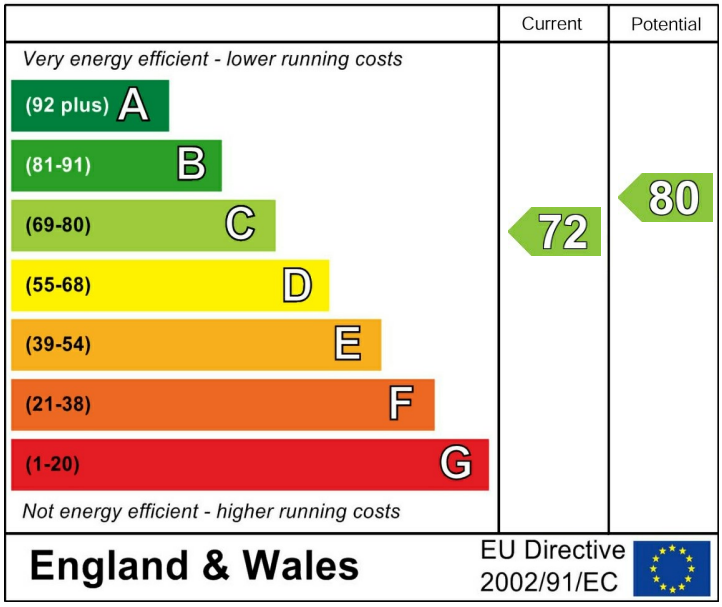
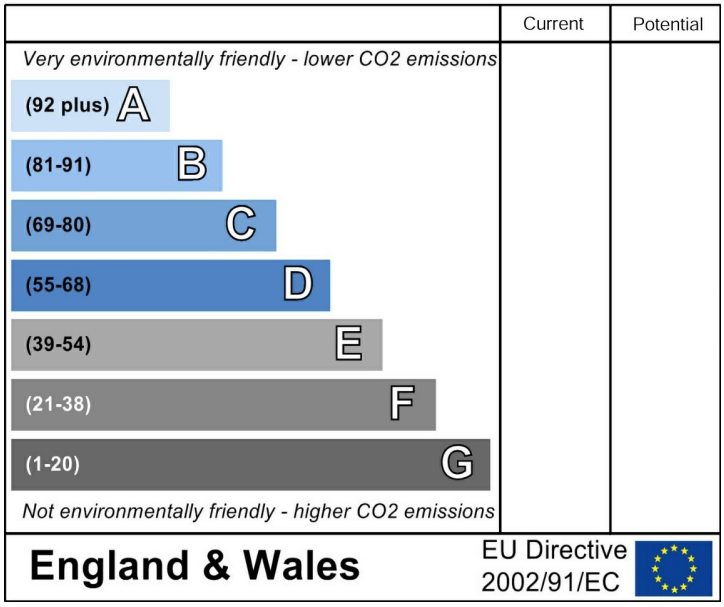
GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating