



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 55 Swanland Road, Hessele, HU13 0NN

### £325,000

TRADITIONAL THREE-BEDROOM DETACHED HOME ON SWANLAND ROAD, HESSELE, OFFERING GENEROUS RECEPTION SPACE, A SOUTH-FACING GARDEN, DRIVE AND GARAGE, AND EXCELLENT POTENTIAL TO CREATE A STUNNING FAMILY HOME.

Nestled on the picturesque Swanland Road in Hessele, this traditional detached house offers a wonderful opportunity for those in search of a family home with great potential. The property features a delightful south-facing garden, perfect for outdoor enthusiasts and those who relish entertaining in the sunshine.

Upon entering, you are welcomed by a spacious entrance hall that leads to two generous reception rooms. The lounge provides a comfortable space to relax, while the dining room is a large inviting area for family meals and gatherings. The kitchen, although in need of some cosmetic updating, is functional and awaits your personal touch to transform it into the heart of the home. Additionally, the ground floor features a convenient downstairs W.C., enhancing the practicality of the living space.

The first floor comprises three well-proportioned bedrooms, offering ample space for family or guests. A family bathroom completes this level, ensuring that all essential amenities are easily accessible. Set within a generous plot, the property includes a drive and garage for off-street parking, along with a lovely rear garden that serves as a peaceful retreat from the hustle and bustle of daily life.

Hessele is a desirable town, well-served by local amenities, including excellent shopping facilities and reliable public transport links, making it easy to explore the surrounding areas. With no onward chain, this home is ready for someone to add their own stamp and create a truly personalised living space. If you are looking to invest, this property is a must-see, offering both charm and potential in a sought-after location.

#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

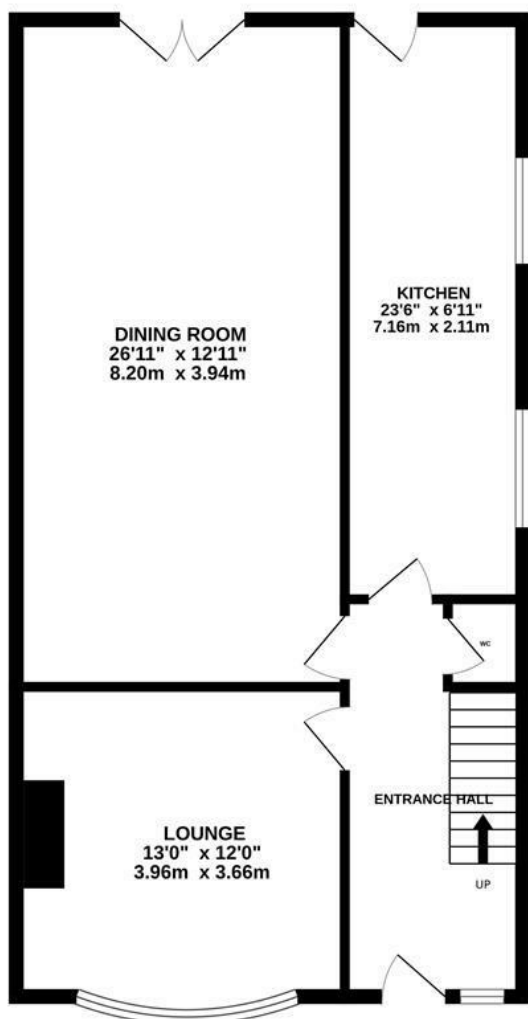
#### TENURE

Symonds + Greenham have been informed that this property is Freehold.

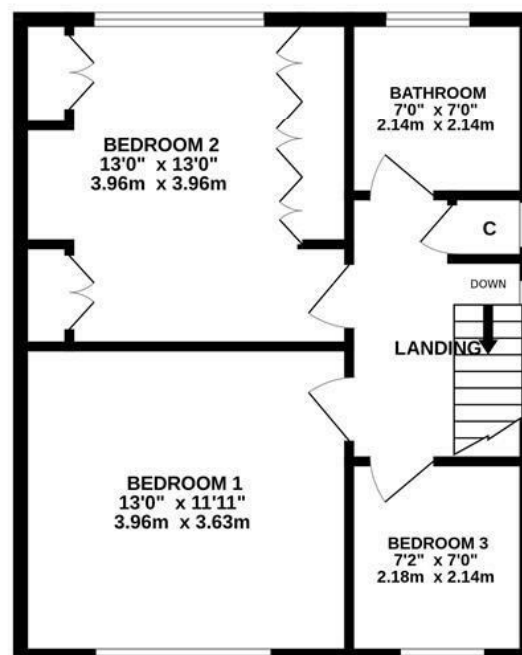
#### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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