

staniford grays

25 West Leys Road, Swanland, HU14 3PA

£449,950

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- IMMACULATELY APPOINTED HOME
- PRIVATE GARDENS
- NO ONWARD CHAIN
- OPEN PLAN DAYROOM/KITCHEN
- THREE BATHROOMS
- FORMER SHOWHOME
- NHBC BUILD WARRANTY IN PLACE UNTIL 2033
- VERSATILE LAYOUT
- FOUR BEDROOMS
- FITTED KITCHEN IN GARAGE

IMMACULATELY APPOINTED, FORMER SHOW HOME IN 'AS NEW ' CONDITION WITH A NUMBER OF INTERNAL UPGRADES INCLUDING FITTED WADROBES.

A must see property for families looking for a highly specified and modern living space within the sought after setting of West Leys Road. Offering a spacious internal layout with an excellent balance of formal reception spaces and open plan living.

The accommodation provides complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, Study, open plan Kitchen/Dining Day Room benefiting from garden views and a Cloakroom W.C.

To the first floor landing access to Four double Bedrooms and a House Bathroom. The Master Bedroom and Guest Bedroom benefit from an En-Suite Shower Room.

Externally, a long driveway provides parking for 3 vehicles and access to a garage with fully fitted Kitchen units, heating and vaulted ceiling height, ideal for a home office or gym annexe.

Private facing gardens feature to the rear with a dedicated patio and grassed lawn area.

Available for immediate viewing for applicants looking for a modern styled home with the benefit of over 6 years remaining on the NHBC build warranty.



ENTRANCE HALLWAY 16'5" x 6'11" (5.01 x 2.13)
Accessed via a composite entrance door with accompanying window to side. Staircase approach leading to first floor level, LVT flooring and access provided to ground floor reception spaces. Separate storage cupboard and cloakroom WC.

CLOAKROOM WC
With concealed cistern WC, pedestal wash hand basin, tiling to floor coverings, LVT flooring and heated towel rail.

RECEPTION LOUNGE 16'0" x 10'11" (4.88 x 3.35)
With pleasant outlook via uPVC double glazed window over the property frontage. Suitably sized to accommodate furniture suite.

STUDY 10'8" x 8'10" (3.26 x 2.71)
With uPVC double glazed window to front outlook used by the current vendors as a dedicated study area but has potential to be used as a playroom also.

KITCHEN/ DAY ROOM 27'11" x 11'4" (8.51 x 3.46)
Spanning the entire width of the property, this open plan reception space allows for convenient and modern family living incorporating the main body of the kitchen open plan to a dedicated dining area and informal day room space taking advantage of full garden views. With uPVC double glazed window, full height additional window and French uPVC double doors leading to a patio terrace.

LVT flooring throughout with a contemporary styled and modern kitchen with a range of fitted wall and base units and breakfast bar return incorporating inset sink one and a half bowl sink and drainer with mixer tap. Induction hob with extractor canopy over, Zanussi double oven, integrated fridge and freezer and integrated dishwasher. Plinth lights, inset spotlights to ceiling with contrasting work surfaces and breakfast bar leading open plan to the day room area with LVT flooring continuing throughout, inset spotlights to ceiling also and full garden views, enjoying an abundance of natural daylight.

UTILITY ROOM 7'1" x 5'7" (2.18 x 1.71)
With wall mounted boiler and personnel door to side. Work surfaces and under counter storage with plumbing for washing machine also.

FIRST FLOOR LANDING 12'3" x 12'5" at longest and widest point (3.74 x 3.80 at longest and widest point)
With access provided to four generously proportioned bedrooms. Storage cupboard and additional cupboard housing hot water cylinder.

MASTER BEDROOM 12'0" x 11'10" (3.66 x 3.61)
With uPVC double glazed window to the frontage, sliding wardrobes in a contemporary style providing access through to...

ENSUITE SHOWER ROOM 8'5" x 6'7" (2.58 x 2.01)
Immaculately appointed throughout with Roca sanitaryware, concealed cistern low flush WC, pedestal basin, walk in shower cubicle with rainfall mains fed shower head and additional shower head also. Tiling to floor coverings and splashbacks with feature tiling to alternate wall length, uPVC double glazed privacy window, inset spotlights to ceiling and heated towel rail.

BEDROOM TWO 15'8" x 9'11" (4.80 x 3.03)
Again boasting elegant double bedroom proportions with sliding wardrobe to full wall length and access provided to...





ENSUITE SHOWER ROOM 7'6" x 5'0" (2.31 x 1.53)
Immaculately appointed throughout with Roca sanitaryware, concealed cistern low flush WC, pedestal basin, walk in shower cubicle with rainfall mains fed shower head and additional shower head also. Tiling to floor coverings and splashbacks with feature tiling to alternate wall length, uPVC double glazed privacy window, inset spotlights to ceiling and heated towel rail.

BEDROOM THREE 15'2" x 8'11" (4.63 x 2.72)
With uPVC double glazed window to rear, fitted wardrobes to one full all length and of double bedroom proportions.

BEDROOM FOUR 12'0" x 9'9" (3.66 x 2.98)
With fitted wardrobe and elevated outlook over garden via uPVC double glazed window.

HOUSE BATHROOM 9'10" x 6'7" (3.02 x 2.03)
With modern fitted Roca sanitaryware, including a panel bath with shower screen, rainfall shower head and separate shower console head, wall mounted basin with contemporary tap furniture, concealed cistern low flush WC and uPVC double glazed privacy window to the rear. Heated towel rail, tiling to floor coverings and majority of splashbacks with feature tiling also and inset spotlights to ceiling.

EXTERNAL
This immaculately appointed former show home benefits from contemporary styling throughout and a high specification with viewing advised. No onward chain exists, with the property itself being situated on the desirable West Leys Road in the village of Swanland with screening to the immediate front perimeter boundary and wrought iron fencing behind.

Brick sett pathway leading to the property entrance with a hard landscaped border, a generous driveway and parking provision for numerous vehicles in turn leading through to garage.

Private and enclosed West facing garden features with good levels of natural daylight, patio terrace extending from the building footprint, laid to lawn grass section with herbaceous planting, shrubbery and borders. External tap and light points.

GARAGE 20'5" x 10'2" (6.24 x 3.10)
With up and over access door, fully fitted with a range of kitchen wall and base units with space and provision for white goods and inset sink and drainer. The garage was formerly the sales office and consequently has potential to be used as a home office with vaulted ceiling height, being fully plastered with radiator also and offers a wealth of opportunity for a potential applicant.

COUNCIL TAX:
We understand the current Council Tax Band to be F

TENURE :
We understand the Tenure of the property to be Freehold.

SERVICES :
Mains water, gas, electricity and drainage are connected.

VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

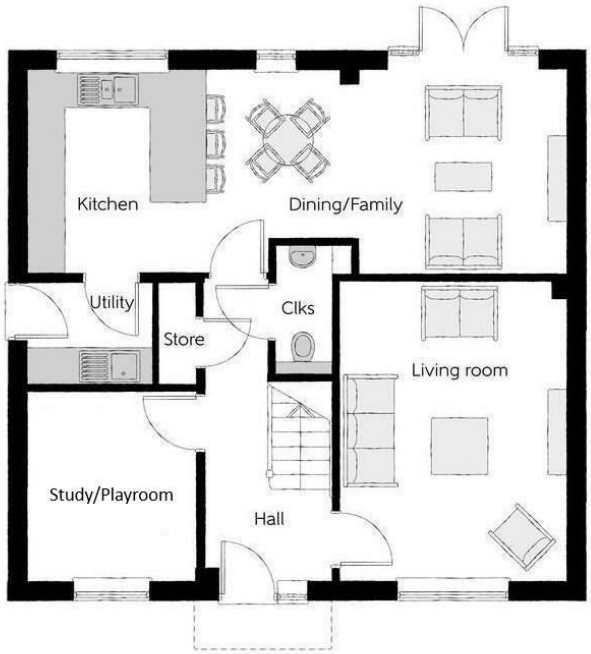
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

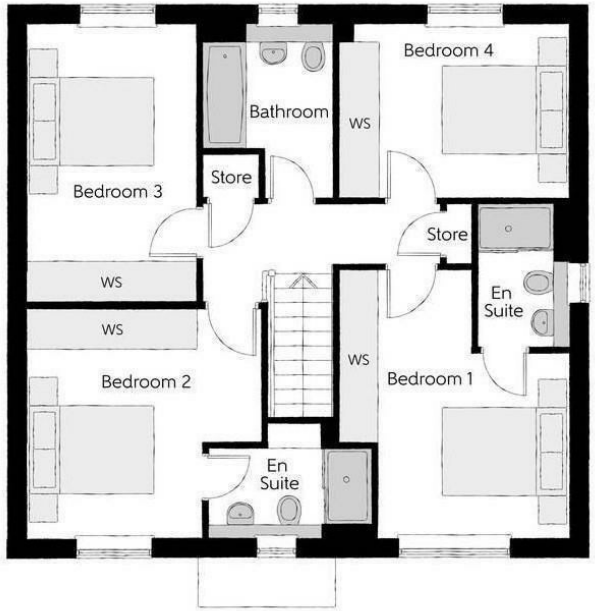
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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. For full details please contact the selling agent.

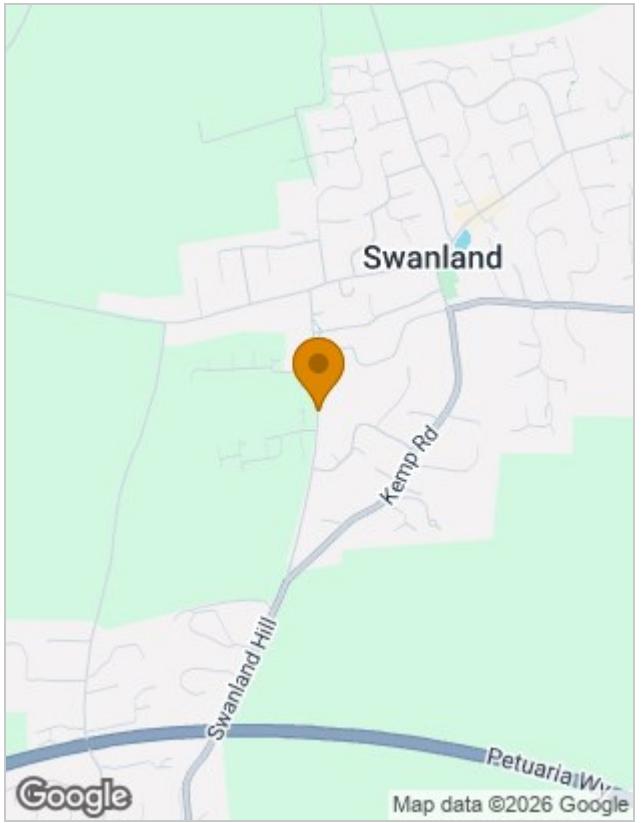


Floor Plans

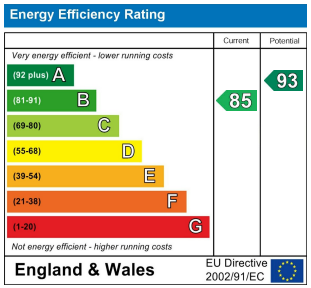




Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com