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**Limb**  
MOVING HOME



*24 Wood View, Swanland, East Yorkshire, HU14 3RQ*

- 📍 Detached Bungalow
- 📍 3 Bedrooms
- 📍 Attractive Living Room
- 📍 Council Tax Band = D
- 📍 C/Heating & D/Glazing
- 📍 Side Drive & Garage
- 📍 Popular Cul-de-sac
- 📍 Freehold/EPC = C

*Offers In The Region Of £289,950*



## INTRODUCTION

This ideal three bedroomed detached bungalow stands in a popular cul-de-sac setting within the picturesque village of Swanland. The well proportioned accommodation is depicted on the attached floorplan and briefly comprises a central hallway, lovely living room with large bow window, well fitted dining kitchen, three bedrooms and a stylish shower room. The accommodation boast gas fired central heating to radiators and uPVC double glazing. Gardens extend to front and rear and a side drive provides good parking together with a single garage. The property has been well cared for over the years and will be of interest to those looking for a true bungalow in a desirable location.

## LOCATION

Wood View is a cul-de-sac which runs off Northfield, Swanland. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

An 'L' shaped hallway which provides access to all rooms. There is also access available to the roof void via a hatch and an airing cupboard also houses a Worcester gas fired central heating boiler.

## 'L' SHAPED LIVING ROOM

A super room situated to the front of the bungalow with both a bow window and additional window looking out. The focal point of the room is a stone fire place and surround housing an electric fire.



## DINING KITCHEN

Having an extensive range of fitted base and wall units with contrasting work surfaces. Appliances include a Tricity double oven, four ring gas hob with filter hood above, sink and drainer with mixer tap, plumbing for automatic washing machine and space for a fridge. There is a window and door to the side elevation.



## BEDROOM 1

With fitted wardrobes, storage cupboards, drawers and dressing table. Window overlooking the rear garden.



## BEDROOM 2

With wardrobes, cupboards, drawers and dressing table. Window overlooking the rear garden.





## BEDROOM 3

With fitted wardrobes having mirrored fronts running to one wall, window to side elevations.



## SHOWER ROOM

With modern white suite comprising large "walk in" shower with glazed partition, fitted furniture with inset wash hand basin and concealed flush W.C.. Attractive full tiling to walls and floor, heated towel rail.



## OUTSIDE

A lawned garden with a border planted with roses and shrubbery extends to the front. A side drive provides good parking and access to the single garage. To the rear lies a lawned garden with shed to one corner.



## 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

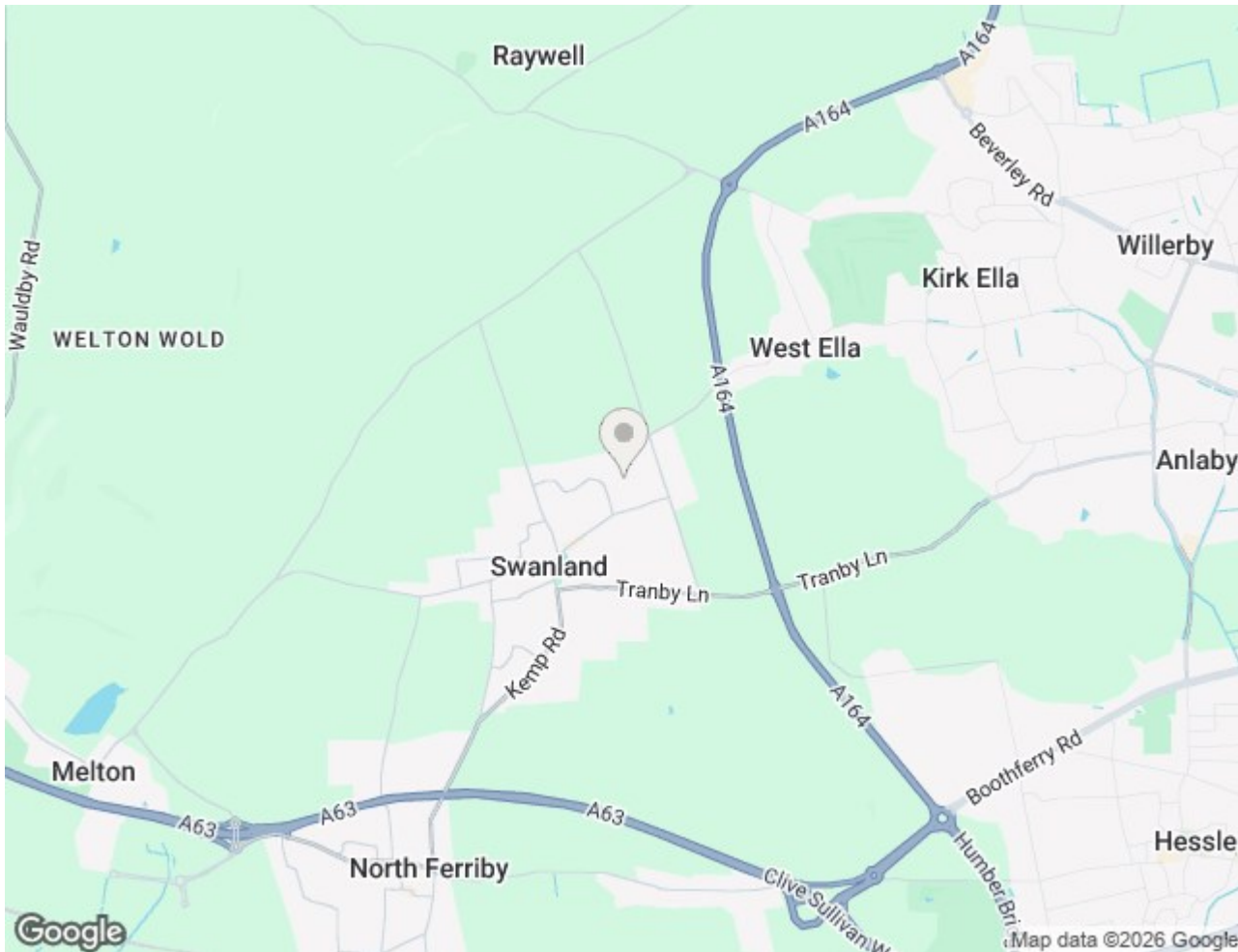
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

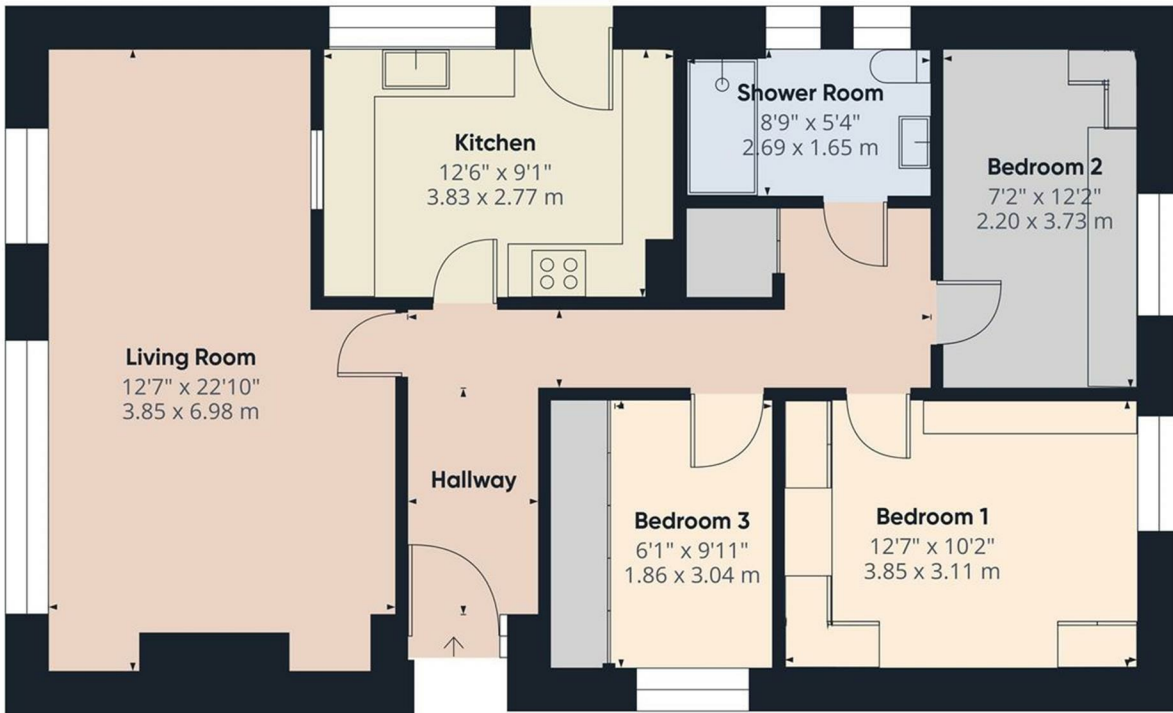
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.








**Approximate total area<sup>m</sup>**  
844 ft<sup>2</sup>  
78.5 m<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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