

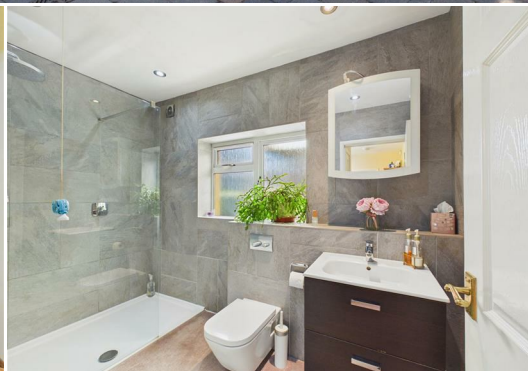
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*36 Manor Road, Swanland, East Yorkshire, HU14 3PB*

- 📍 Detached Dormer Home
- 📍 4 Double Bedrooms
- 📍 3 Bath/Shower Rooms
- 📍 Council Tax Band = E

- 📍 Spacious Lounge
- 📍 Driveway, Carport & Garage
- 📍 South Westerly Rear Garden
- 📍 Freehold / EPC = D

**£450,000**

## INTRODUCTION

Situated in a quiet cul-de-sac, this detached home offers an expansive and adaptable layout across two floors. The accommodation begins with a bright entrance hall, an office/ground floor bedroom, and a modern shower room. The ground floor also features a dual-aspect living and dining room and a well-appointed kitchen with a separate utility.

The first floor provides three well-proportioned double bedrooms and two bathrooms, one of which includes a luxury Aqua Sigma smart toilet. Externally, the property is equally well-equipped, featuring an extensive block-paved driveway, a car port, and a substantial detached garage. The rear garden is a particular highlight, enjoying a sunny south-westerly aspect with a private patio, a summerhouse, and lawned gardens, creating a perfect environment for family life.

## LOCATION

The property is situated within a cul-de-sac on Manor Road. Manor Road runs between Kemp Road and West Leys Road, Swanland. 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:

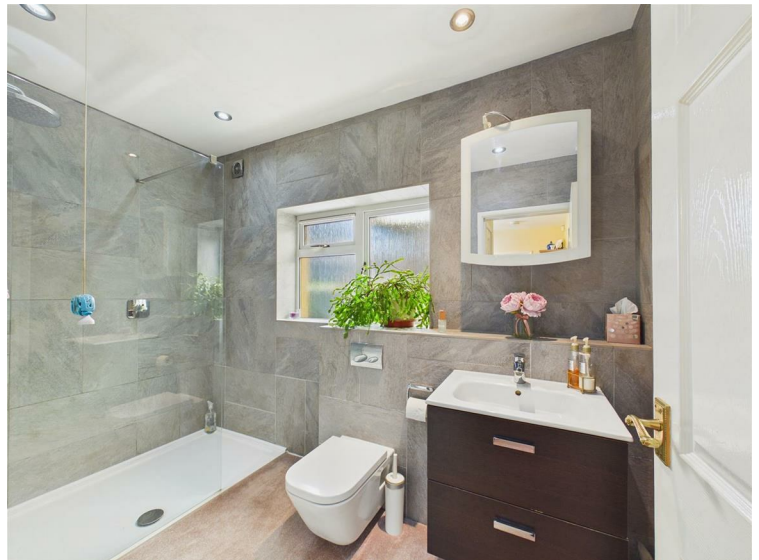
## ENTRANCE HALLWAY

With staircase featuring an oak and glass balustrade leading up to the first floor.



## SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin, mirrored cabinet, tiling to walls, electric boosted heated towel rail, inset spot lights and window to side.



## OFFICE/GROUND FLOOR BEDROOM

Window to rear.



*DINING AREA*

With window to front and open plan through to the lounge.



*LOUNGE*

With feature fire surround housing an inset gas fire. Window to the rear elevation.



## KITCHEN

Having a range of modern base and wall units with granite worktops incorporating an inset one and a half bowl sink and drainer with mixer tap, Rangemaster cooker with filter hood above, housing for an American style fridge/freezer, built in bin storage, integrated dishwasher and tiling to floor. Window to the front elevation.



## UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer. External access door to rear.



## FIRST FLOOR

### LANDING

With large storage cupboard and window to the front elevation.

## BEDROOM 1

With dressing area and large storage cupboard. Windows to the front and side elevations.



*BEDROOM 2*

With walk in wardrobe and window to the rear elevation.



*BEDROOM 3*

Window to the rear elevation.



## BATHROOM

With modern suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Tiling to walls, Velux window to the front and window to the side.



## SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and demister mirror above, Aqua Sigma Japanese toiler, tiled walls, inset spot lights and window to the front elevation.



## OUTSIDE

The property occupies an excellent plot within a peaceful cul-de-sac. To the front, an extensive block-paved driveway provides substantial off-street parking, leading to a convenient car port and a large detached garage. A private, block-paved seating area is cleverly tucked away behind the garage, offering a secluded spot for relaxation. The rear garden, which can be accessed via gates on either side of the property, enjoys a favoured south-westerly aspect to capture the afternoon and evening sun. The garden is predominantly laid to lawn with an attractive patio for entertaining, a summerhouse, and two garden sheds providing ample storage.



*PATIO AREA*



*GARAGE*



## *REAR VIEW*



## *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 E. 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*

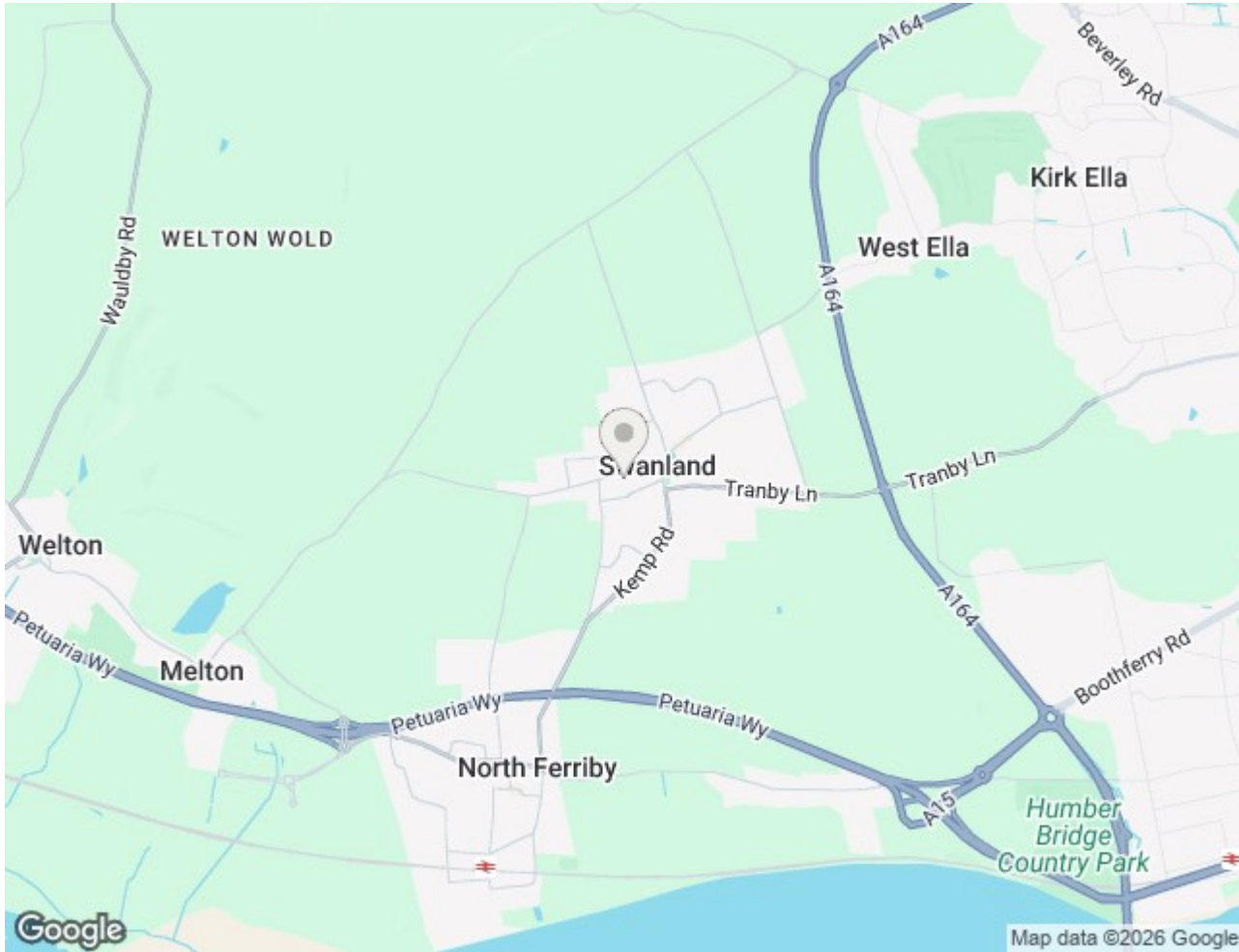
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

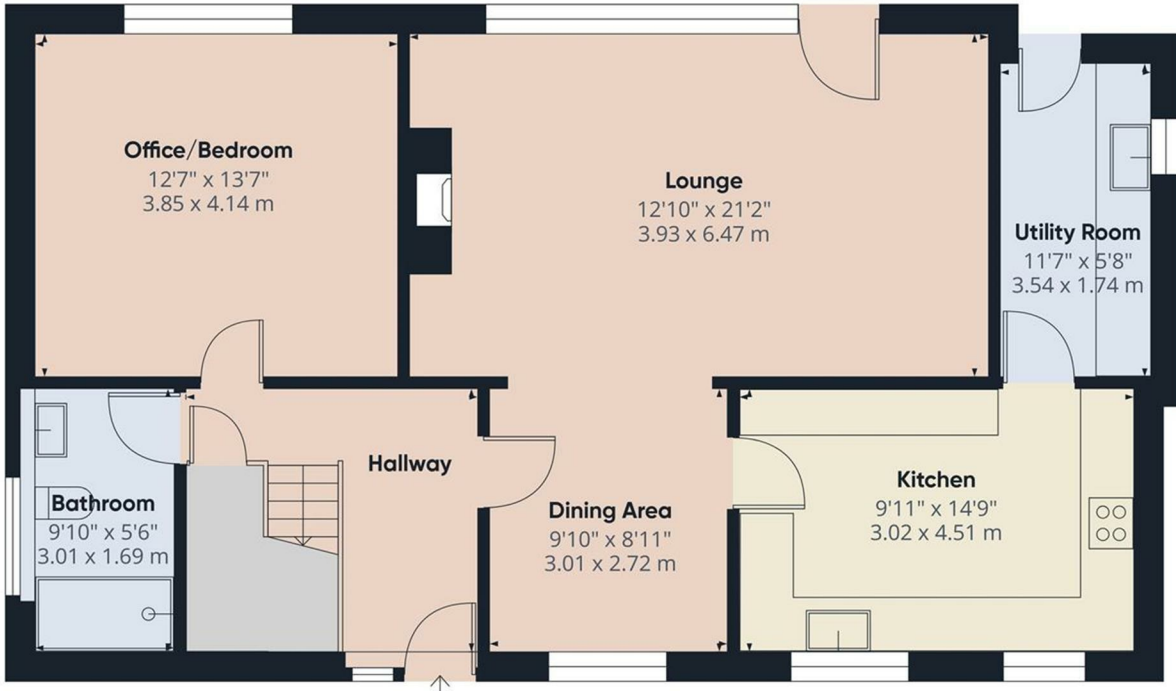
### *PHOTOGRAPH DISCLAIMER*

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. AI may have also been used to enhance photography.

### *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.





Floor 0

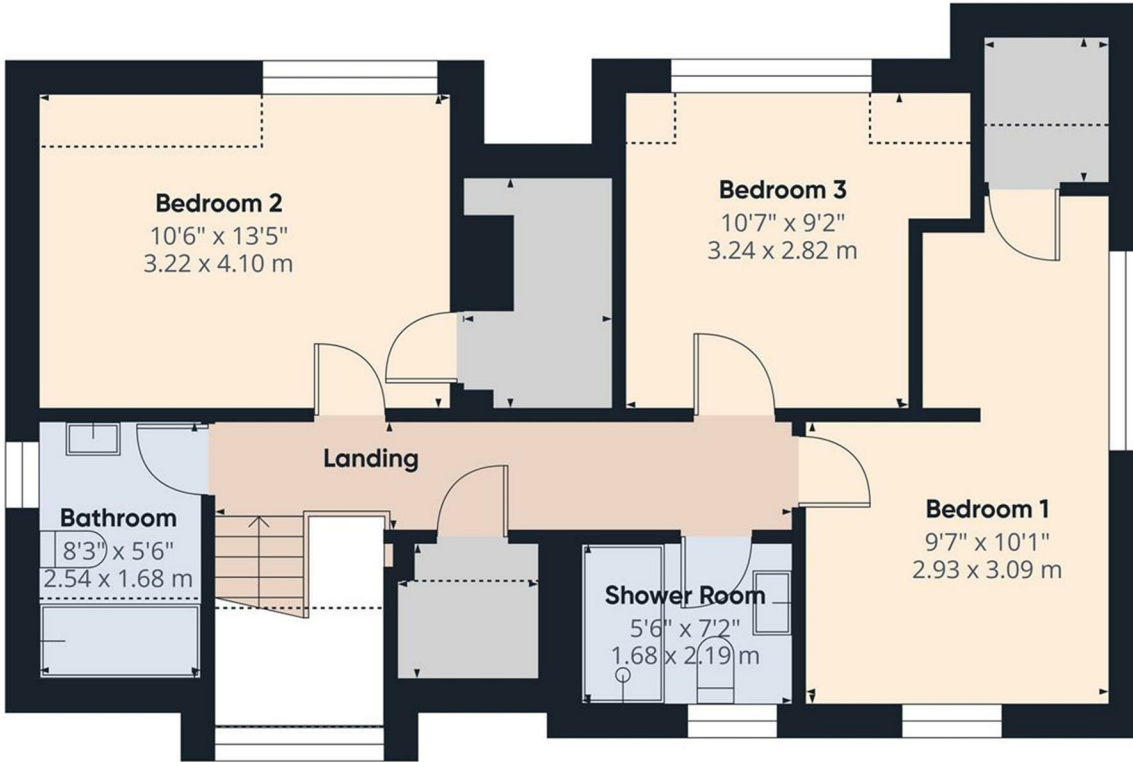


Approximate total area<sup>m</sup>  
910 ft<sup>2</sup>  
84.6 m<sup>2</sup>

(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.

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Floor 1



**Approximate total area<sup>m</sup>**  
614 ft<sup>2</sup>  
57 m<sup>2</sup>

**Reduced headroom**  
58 ft<sup>2</sup>  
5.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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