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Limb
MOVING HOME









21 Dale Road, Swanland, East Yorkshire, HU14 3QH

- Modernisation Potential
- Spacious Lounge/Diner
- Westerly Rear Garden
- Central Village Location
- Three Bedrooms
- Large Summerhouse
- Council Tax Band = B
- Freehold / EPC = D

£199,950

INTRODUCTION

Situated within the sought-after village of Swanland, this traditional three bedroom mid-terraced home offers well-proportioned accommodation together with a westerly facing rear garden and substantial summerhouse. Whilst the property would benefit from a programme of modernisation, it provides an opportunity for purchasers looking to update a home to their own specification.

The accommodation comprises an entrance hallway, spacious lounge/diner with feature chimney breast, kitchen, bathroom and separate W.C. To the first floor are two double bedrooms and a single bedroom, all benefiting from built-in furniture.

Outside, the westerly facing rear garden is mainly laid to lawn and incorporates a substantial summerhouse, offering potential for a variety of uses including a workshop or home office, subject to any necessary consents. To the front is a gravelled garden area which may offer scope for the creation of a small off-street parking space, subject to the necessary approvals and suitability.

With its village location, generous accommodation and scope for improvement, this property presents an opportunity for buyers prepared to undertake modernisation and create a home to their own taste.

LOCATION

The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.

LOUNGE/DINER

20'0" x 16'0" approx (6.10m x 4.88m approx)
Narrowing to 12'7" approx.
Attractive and spacious room featuring a charming chimney breast, bay window to the front elevation and double doors leading through to the kitchen. There is ample space for a dining table and chairs and a useful understairs storage cupboard.





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KITCHEN

12'1" x 7'11" approx (3.68m x 2.41m approx)
With fitted units, sink and drainer, oven, four ring gas hob with filter above, plumbing for a washing machine and window to rear.





BATHROOM

With suite comprising a corner bath and fitted cupboard with sink.



W.C.

With low flush W.C. and wash hand basin. Window to rear.

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FIRST FLOOR

LANDING

With loft access hatch and cupboard above the stairs.

BEDROOM 1

11'9" x 9'0" approx (3.58m x 2.74m approx)
Measurements into built in wardrobes. Bay window to front.



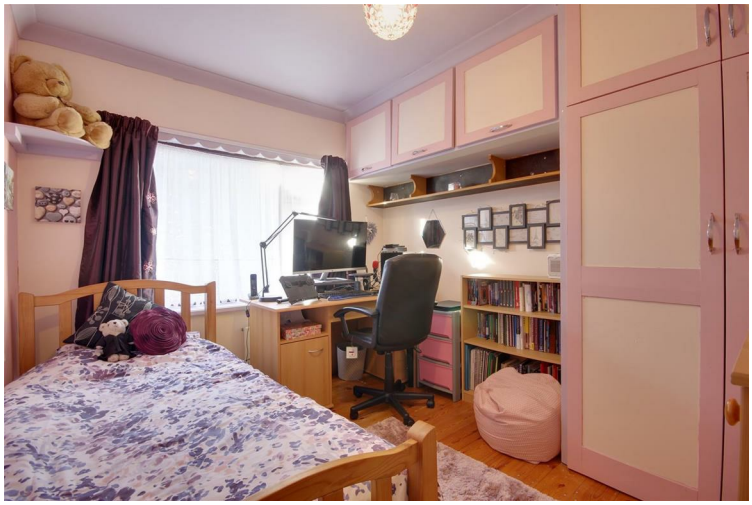


STUDY AREA

Window to front.

BEDROOM 2

10'9" x 9'0" approx (3.28m x 2.74m approx)
With built in wardrobe and overhead storage. Window to rear.



BEDROOM 3

12'8" x 6'9" approx (3.86m x 2.06m approx)
With built in wardrobe and desk. Window to rear.



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OUTSIDE

The property boasts a westerly-facing rear garden, a sanctuary for relaxation with a lawn and a substantial summerhouse, ideal as a workshop, home office, or creative space. A gravelled front garden area offers the potential for off-street parking (subject to planning permission), adding to the convenience of this delightful village home.





TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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.

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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

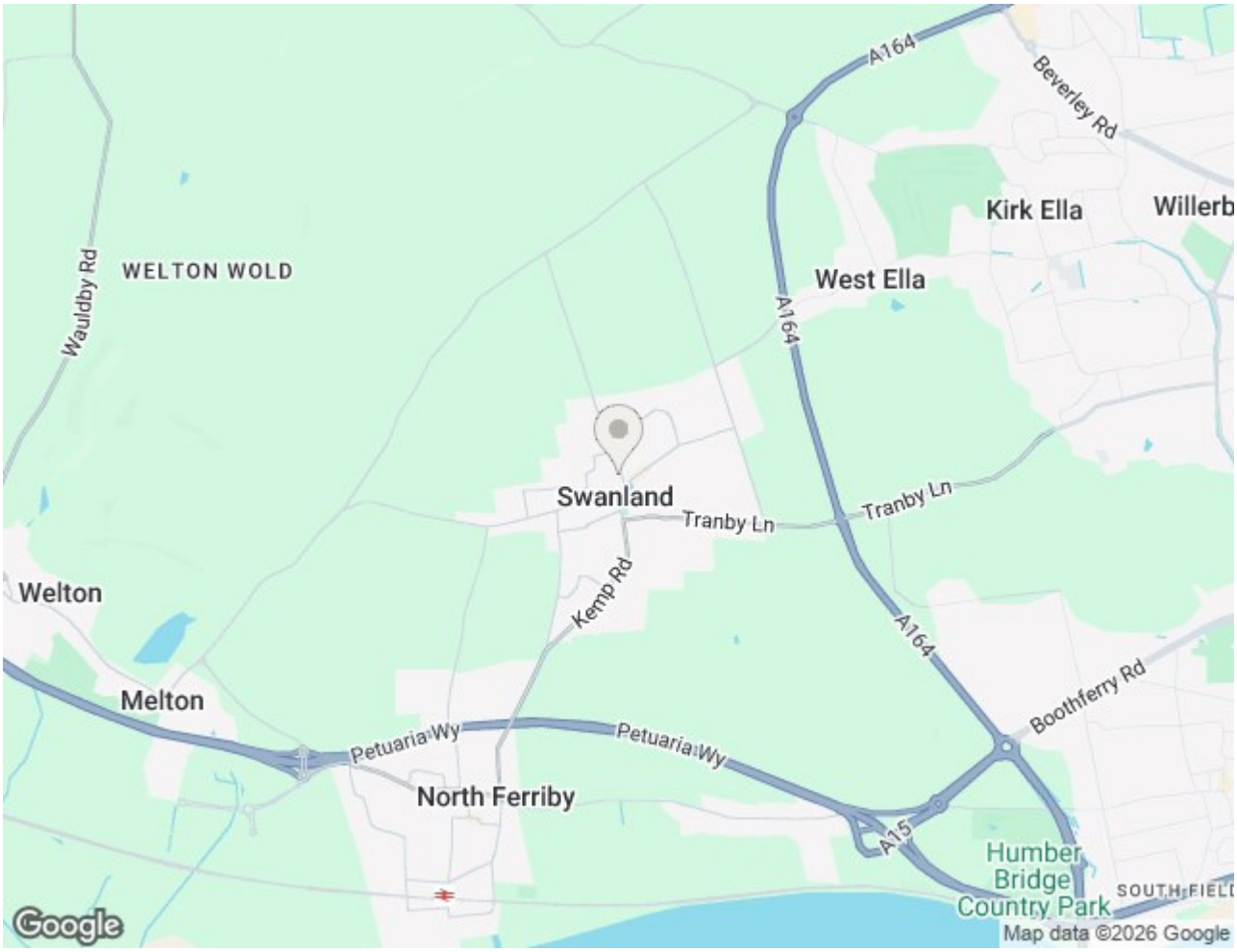
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.

PROPERTY TO SELL?

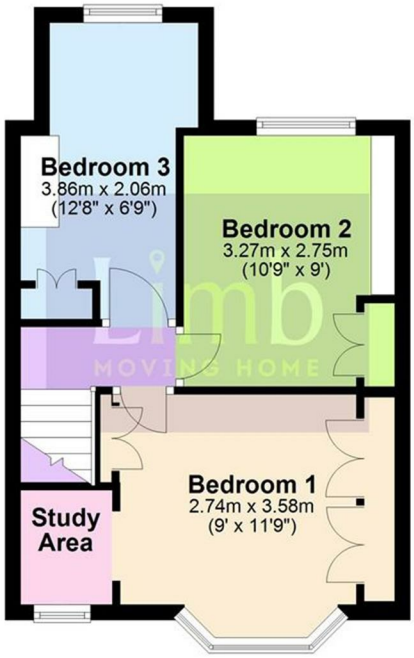
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


A164
Beverley Rd
Kirk Ella
Willerb
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Welton
A164
Melton
Boothferry Rd
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
SOUTHFIELD
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Ground Floor
Approx. 48.4 sq. metres (521.0 sq. feet)



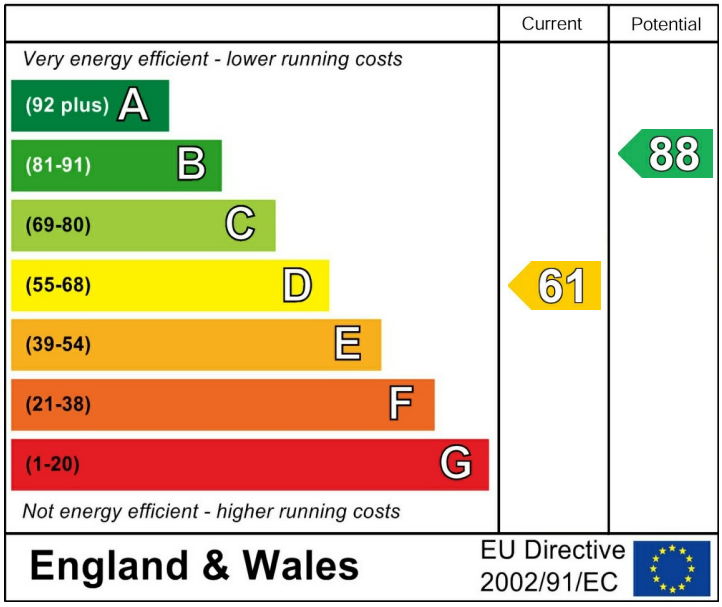
First Floor
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)

21 Dale Road, Swanland

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

