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Limb
MOVING HOME



91 Main Street, Swanland, East Yorkshire, HU14 3QP

- 📍 Delightful Cottage
- 📍 Deceptively Spacious
- 📍 3 Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Long Landscaped Garden
- 📍 Open Plan Dining Kitchen
- 📍 No Chain Involved!
- 📍 Freehold / EPC = C

Offers Over £269,500

INTRODUCTION

OFFERS ARE INVITED BETWEEN £275,000 AND £285,000

Ready to move straight into, with no chain involved, this beautiful cottage property is much larger than expected providing extremely spacious accommodation ideal for a growing family – just take a look at the photos. Packed with features and character, the accommodation is complemented by a delightful garden to the rear. The property occupies a prominent position in a particularly picturesque stretch of Main Street, within striking distance of the village centre which is clustered around the duck pond.

The accommodation is depicted on the attached floorplan and briefly comprises an attractive portico provides access to the front door with the ground floor featuring a comfortable lounge leading through to a dining kitchen which has an extensive range of modern units and a practical utility area. The dining area features a period fireplace. A cloaks/W.C. completes the ground floor and upon the upper floors are three double bedrooms and a family bathroom, incorporating separate shower enclosure, which offers a versatile layout suitable for a variety of buyers. Outside there is a cottage garden to the front and a beautiful long rear garden which has been thoughtfully landscaped with meandering lawn and an array of well stocked borders complimented by hedging which provides much privacy. There is a lovely patio area immediately to the rear of the house, an ideal place to relax or entertain. On street parking is usually available to the front street scene.



LOCATION

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

Residential entrance door in an attractive Victorian spindle porch opens to:



LOUNGE

Period fireplace with open fire to centre, ornate tiled surround and hearth, window to front.



OPEN PLAN KITCHEN/DINER



DINING AREA

Boasting a stunning period fireplace to the centre with ornate tiled surround and tiled hearth, understairs storage cupboard to corner and stairs to the first floor.



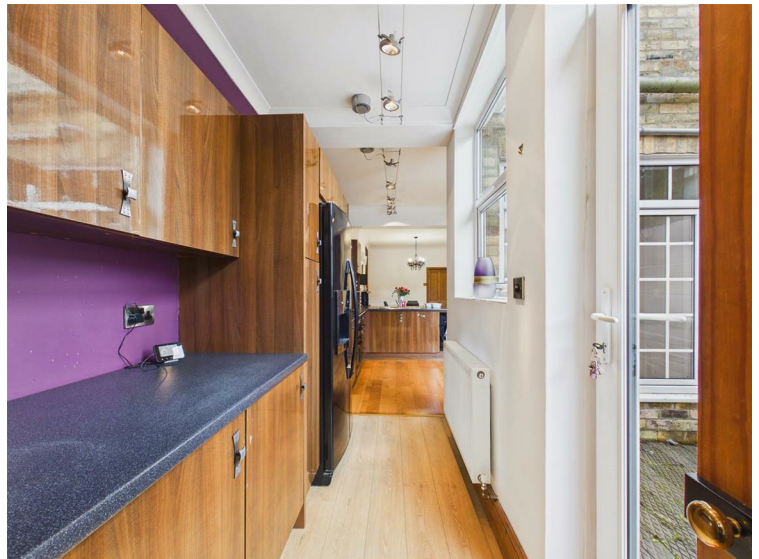
KITCHEN

Comprising fitted units and worksurfaces throughout, fitted Rangemaster double oven with five-ring gas hob above, American style fridge/freezer and sink & drainer atop a breakfast peninsula to the centre of the room. Integrated appliances also include a dishwasher, washing machine and microwave. The room features an open fire, colonial-style window to the rear patio and the kitchen extends through to the utility.



UTILITY AREA

With fitted units and worksurfaces, door and window to the rear patio.



W.C.

With low level W.C. and wash hand basin.



FIRST FLOOR

LANDING

With stairs to second floor.

BEDROOM 1

A double bedroom with window to the front elevation.



BEDROOM 2

Double bedroom with two windows to the rear elevation.



BATHROOM

Four-piece, half-tiled bathroom suite comprising free-standing bath, recently fitted separate shower enclosure, low-flush W.C., wash-hand basin and storage cupboard to corner with power installed.



SECOND FLOOR

BEDROOM 3

Third double bedroom with fitted wardrobes, window to the rear elevation and access to loft space. This bedroom also features a Positive Input Ventilation unit fitted, filtering fresh air into the property.



AI Generated Possible Look

OUTSIDE

To the immediate rear of the property is a paved patio, with steps leading up to a beautifully landscaped lawn complemented by well-stocked planted borders. Pedestrian access to the rear is also available via a shared pathway running alongside the neighbouring property and continuing across its rear, as is typical of properties of this style. To the front is a small gravelled area, with on-street parking available.



PATIO AREA



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 C. 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.

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 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

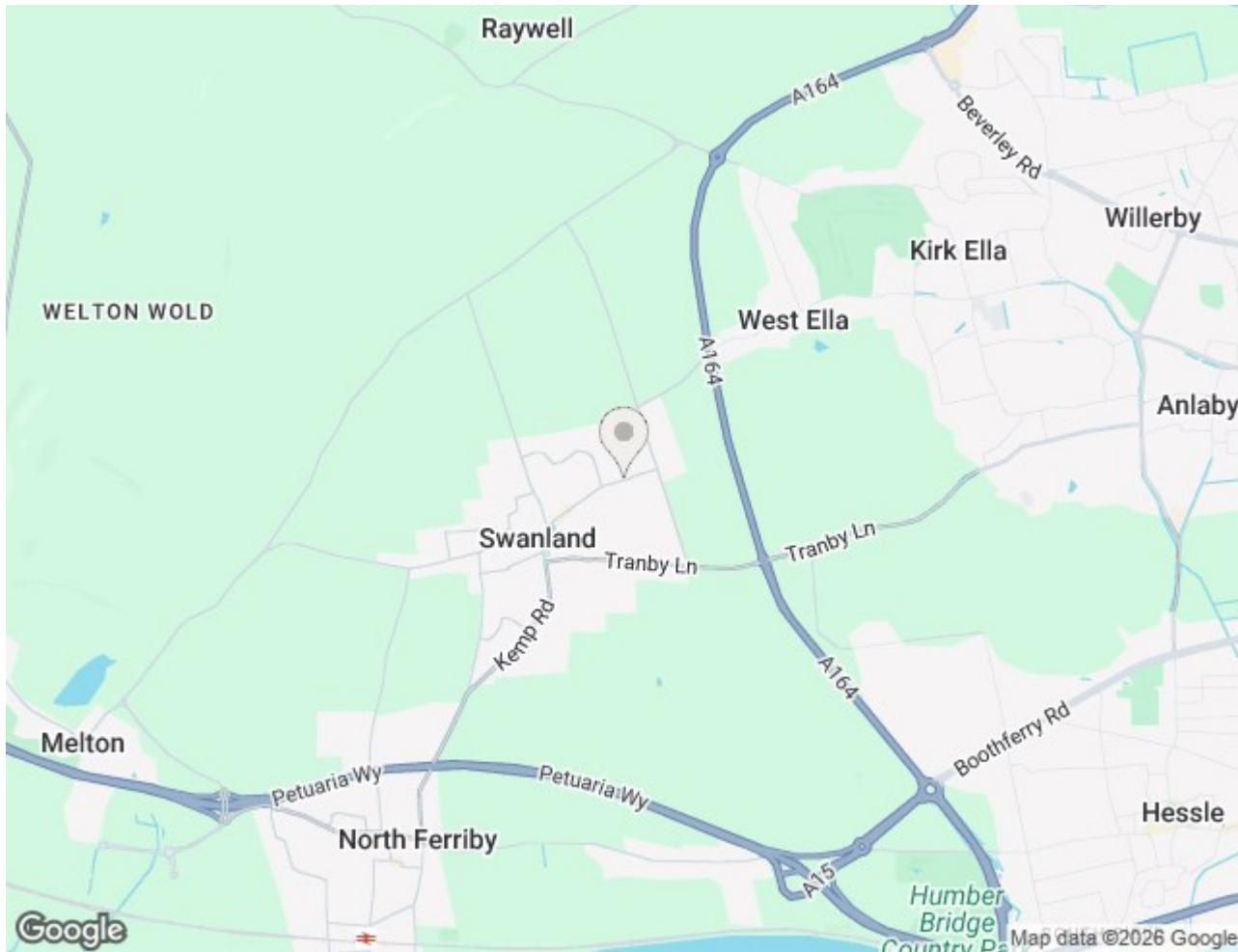
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

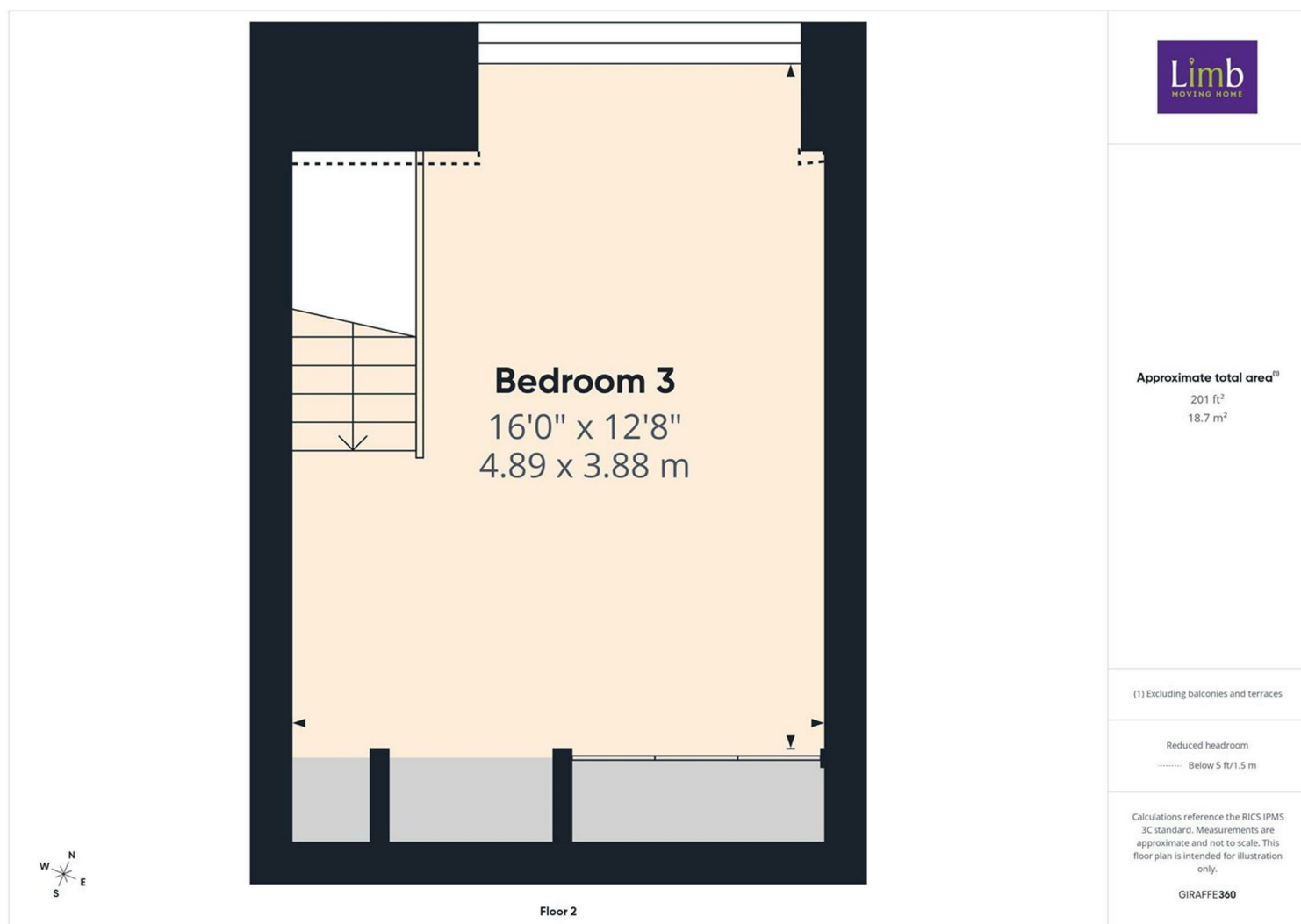
PROPERTY TO SELL?

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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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