



Manor Road, Swanland, HU14 3PB
Auction Guide £260,000

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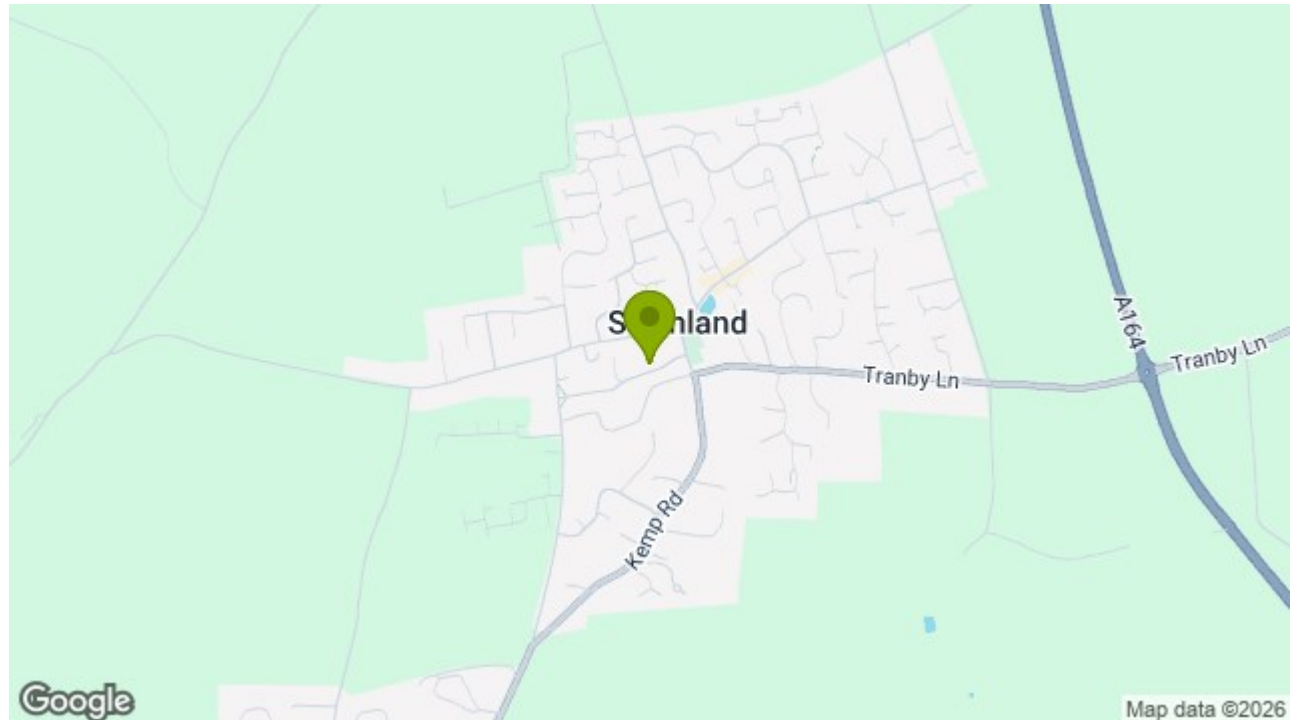
Key Features

- For Sale by Modern Auction - T & C's apply
- Spacious Semi-Detached Home
- 3 Double Bedrooms
- 2 Reception Rooms
- Kitchen With Adjacent Utility Room
- Ground Floor Cloakroom/WC
- Stylish Shower Room & Toilet
- Delightful Part Walled Rear Garden
- Driveway Parking & Integral Garage
- Council Tax = D / EPC = D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

NO ONWARD CHAIN - This spacious and much-loved three-bedroom family home occupies a desirable position close to the heart of this sought-after village. The property offers extended and versatile accommodation, comprising an entrance porch with useful storage, a welcoming hallway with a study area beneath the staircase, and a dual-aspect lounge opening through to the dining room, both enjoying attractive views over the rear garden. The ground floor is completed by a fitted kitchen, with an adjoining utility room and cloakroom/WC.

To the first floor are three double bedrooms, with the two rear bedrooms benefitting from elevated views across the garden, alongside a stylish shower room and separate matching WC. Externally, the property features well-maintained gardens to both the front and rear, with the rear garden being a particular highlight, enhanced by established planting and boundary walling to two sides. A driveway provides ample off-street parking and leads to the integral garage, completing this highly appealing village home.





AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a residential uPVC entrance door. A further uPVC door leads to the hallway and there is an internal door to a built-in cupboard which is ideal for storing shoes and coats.

ENTRANCE HALL

The welcoming hallway provides access to the accommodation at ground floor level. A staircase leads to the first floor and there is a useful study space beneath.

LOUNGE

A well proportioned dual aspect reception room with a large picture window to the front and a further window and glazed door to the rear, enjoying framed views of the garden. A feature fireplace houses a living flame gas fire upon a marble hearth and backplate. The lounge opens to:

DINING ROOM

Allowing ample room for a dining table and chairs. A window enjoys pleasant views of the rear garden.

KITCHEN

The kitchen is fitted with a comprehensive range of wooden wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear, integral appliances include a double oven/grill, ceramic hob and a concealed extractor hood. A Karndean floor runs throughout.

UTILITY ROOM/REAR ENTRANCE

Conveniently positioned adjacent to the kitchen, the utility room features fitted base units and complementary worksurfaces, space and plumbing for an automatic washing machine and space for a dryer. There are entrance doors to both the front and rear, a useful built-in storage cupboard and a continuation of the Karndean floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wash basin. There are half height tiled walls, a continuation of the tiled floor and a window to the rear.

FIRST FLOOR

LANDING

A spacious landing area which would make an ideal study space or reading area, set beneath a Velux skylight. There is a loft hatch with pull-down ladder which leads to a part boarded loft with storage, shelves and a Velux window.

BEDROOM 1

A generous twin aspect bedroom with a window to the side elevation and a window to the rear which enjoys elevated views of the rear garden. There is a built-in storage cupboard.

BEDROOM 2

A second double bedroom with a dormer window to the front elevation.

BEDROOM 3

A further double bedroom with fitted wardrobes and

storage. A large window to the rear enjoys elevated garden views.

SHOWER ROOM

The contemporary shower room is fitted with a stylish two piece suite comprising vanity wash basin within a fixed unit and a walk-in shower area with a glazed screen and electric shower. There is tiling to the walls, a heated towel rail and a window to the rear elevation.

CLOAKROOM/WC

Fitted within the same style as the shower room, comprising concealed cistern WC, tiled walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a block-paved driveway providing ample off-street parking, along with a bin store and a side entrance leading directly into the utility room. Adjacent to the driveway is a gravel planting bed with well-maintained shrubbery, while a half-height wall forms part of the boundary.

REAR

The rear garden is a true highlight of the property. Fully enclosed, the garden is walled at one side and the rear garden and offers an abundance of established plants and shrubs in well maintained beds. A block paved patio extends from the property with an additional seating area on a raised patio. Towards the bottom corner there is a further paved patio with pleasant views back across the garden.

GARAGE

The integral garage features an automated up and over door, light and power supply. There is also a large fitted workbench and a recently installed wall mounted combi-boiler.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.







DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be included with the property and these will be specified upon inspection, there is also the opportunity to purchase some items of furniture, subject to separate negotiation.

TENURE

We understand that the property is Freehold.

AUCTION VIEWING

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the

Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

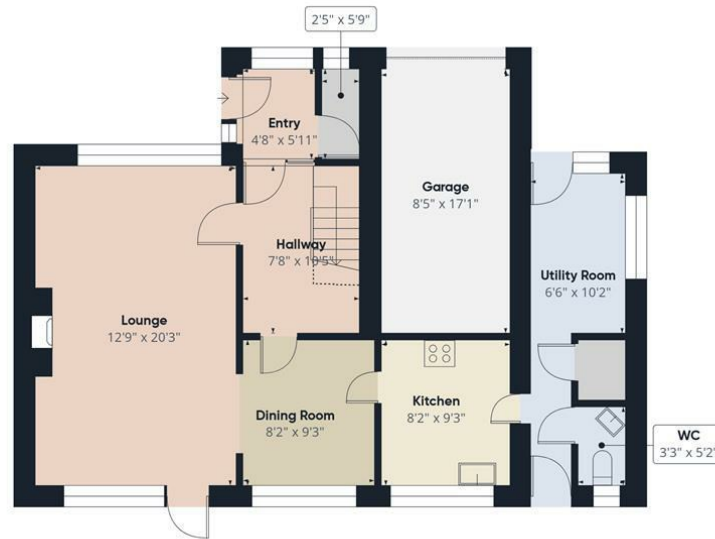
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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. In compliance with NCTESTAT Guidance on Referral 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. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area⁽¹⁾
1377 ft²
Reduced headroom
21 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft

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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