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Limb
MOVING HOME



The Firs, Tranby Lane, Swanland, East Yorkshire, HU14 3NE

- 📍 Sought After Location
- 📍 Attractive Detached House
- 📍 Lovely Plot
- 📍 Council Tax Band = G
- 📍 5 Bedrooms
- 📍 Double Garage
- 📍 Viewing Strongly Recommended
- 📍 Freehold/EPC = D

£695,000

INTRODUCTION

Standing in attractive gardens on the highly sought after Tranby Lane, Swanland, this five bedroomed detached house is ideal for the growing family. The spacious accommodation is depicted on the attached floorplan and the property affords plenty of potential to also extend and remodel given the size of the plot and its valued location. Well presented, this lovely home has many features with its three reception rooms, beautiful breakfast kitchen, large utility and stylish cloakroom. There are five bedrooms available, one of which is presently being utilised as a dressing room for bedroom 1 creating a luxurious suite which also includes a contemporary en-suite shower room. The accommodation boasts gas fired central heating to radiators and sealed unit double glazing. Outside the property is approached across a sweeping driveway with lawned garden to front interspersed with mature trees which provide much seclusion. There is excellent parking available and a double garage with two automated up and over entry doors. To the rear lies a private garden with patio areas and a small vegetable plot. The property stands proudly on Tranby Lane, one of the areas most desirable locations and is within the village of Swanland with its outstanding primary school and good range of amenities to hand.



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 PORCH

With internal door having attractive stained glass motif side window to entrance hall.

ENTRANCE HALL

A welcoming hallway with French polished staircase leading to the first floor, under being open beneath.



W.C.

With modern suite comprising low level W.C., wash hand basin in cabinet, heated towel rail.

CLOAKS

A very useful "walk in" cloakroom featuring a hanging rail and shelves.

LOUNGE

A twin aspect room having a bay window to the front with fixed seating with under storage and patio doors to the rear. The focal point of the room is a brick faced fire surround with inset Yorkshire rose motif, herringbone hearth and open grate. Double doors leading through to the dining room.



DINING ROOM

With window to rear elevation.



BREAKFAST KITCHEN

Beautifully appointed with a stunning range of fitted units and contrasting chamfered edged granite surfaces. There is an undercounter one and a half sink with mixer tap, filter tap and Quooker instant hot water tap. There is also a Range cooker with extractor hood above, integrated microwave, dishwasher and fridge. There is natural stone tiling to the floor, whilst speakers are fitted to the ceiling and a fitted bench seat with storage drawers underneath. A window overlooks the garden.



UTILITY ROOM

A good sized extensively fitted utility with cupboards. There is space for washing machine, dryer and further appliances. An internal door gives access to the garage and there is an external door to the rear garden. The room houses the gas fired central heating boiler.

SITTING ROOM

A lovely room with window to front elevation. There is also an extensive range of fitted furniture ideal as a study providing desk, drawers, cupboards and shelving.



FIRST FLOOR

LANDING

Access to boarded roof loft with power and lighting. Airing cupboard to corner.

BEDROOM 1

A lovely bedroom area with window to rear elevation, built-in cupboard.



DRESSING ROOM/BED 5

Accessed from the bedroom or a door onto the landing. Fitted wardrobes run to one wall with sliding mirrored fronts. A window overlooks the garden to the front.



EN-SUITE SHOWER ROOM

With contemporary suite comprising low level W.C., wash hand basin with drawers below and mirrored toiletries cabinet above, large shower enclosure with rainhead and handheld shower system by Hansgrohe, heated towel rail, and Villeroy & Boch fully tiled floor and walls.



BEDROOM 2

A large double bedroom with window to front elevation.



BEDROOM 3

Window to rear elevation.



BEDROOM 4

Window to front elevation.

FAMILY SHOWER ROOM

Fully tiled to walls and floor with suite comprising concealed flush W.C., wash hand basin with cabinet below, large shower enclosure with multi jet shower system, heated towel rail.



OUTSIDE

The property is well set back from the road and occupies a good sized plot. An approach driveway leads up to the front of the house where there is ample parking for several vehicles and access to the attached double garage. A lawn extends to the front interspersed with a variety of trees which provide much seclusion from Tranby Lane. The double garage has two automated up and over entry doors and access to a partially floored loft with lighting and power. To the rear lies a block set apron and patio area with lawned garden beyond. There is a further patio area to one corner adjacent to a small vegetable garden. A variety of borders again provide much seclusion. There is also external power sockets and water tap.



REAR VIEW



MATERIAL INFORMATION

We have been advised by the sellers that:

There is a restrictive easement that is for utility purposes (i.e. gas, electric, water and telephones) and the boundary fences are party fences.

There are covenants that mean:

The property to be used for private dwelling purposes; no trade business or profession on the land or in any building erected
No garage to be erected or placed on property unless constructed of bricks similar to house with a tile or slate roof.

Tree Preservation Orders:
Prior consent of the Local Authority is required to cut, lop or fell trees.

TENURE

Freehold

COUNCIL TAX BAND

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

AGENTS NOTE

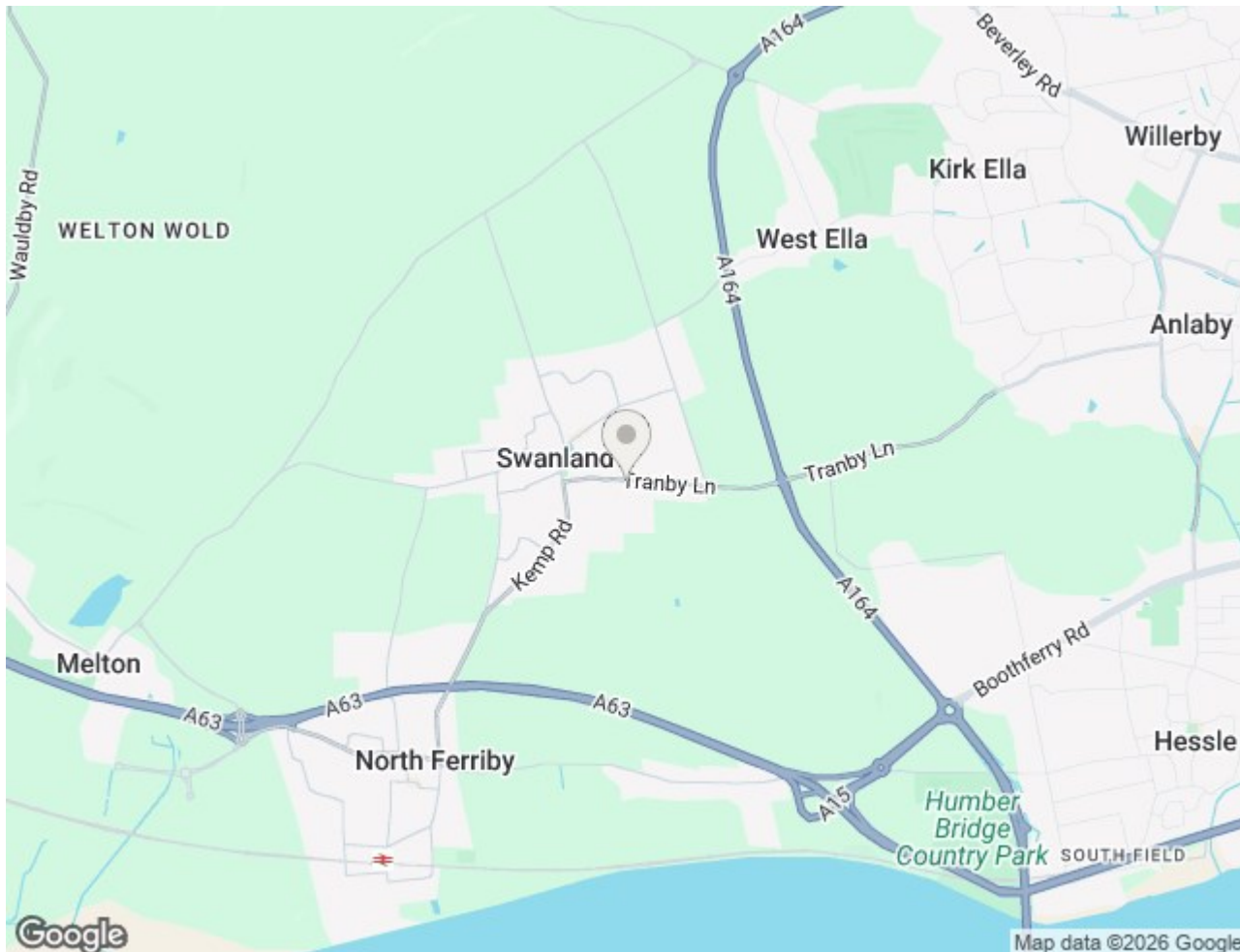
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

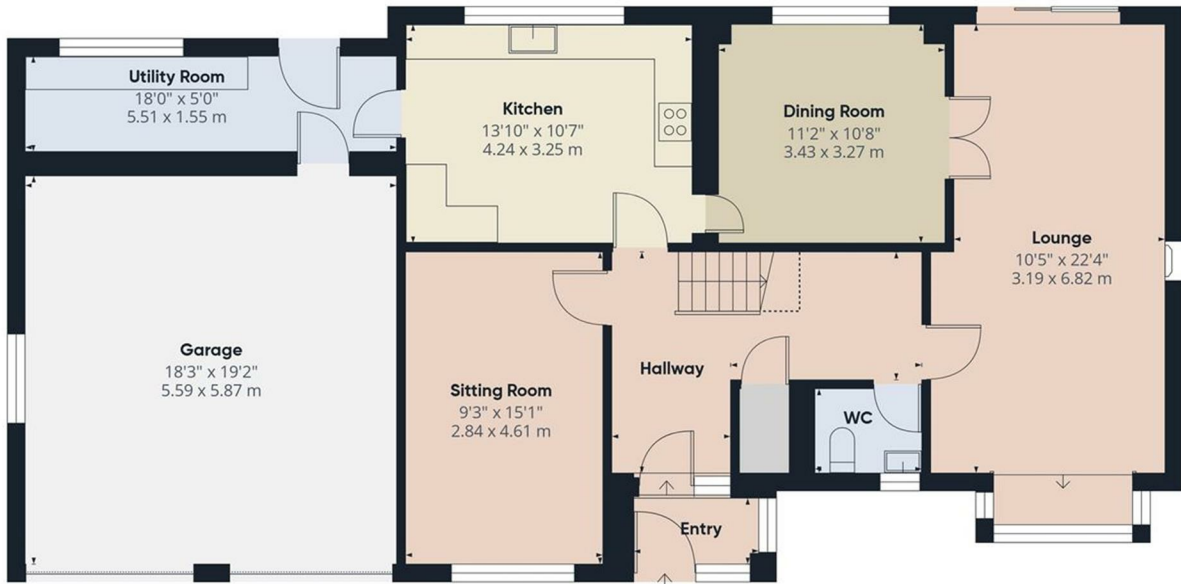
PHOTOGRAPH DISCLAIMER

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.

VALUATION SERVICE

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⁽¹⁾

1307 ft²
121.4 m²

Reduced headroom

7 ft²
0.7 m²

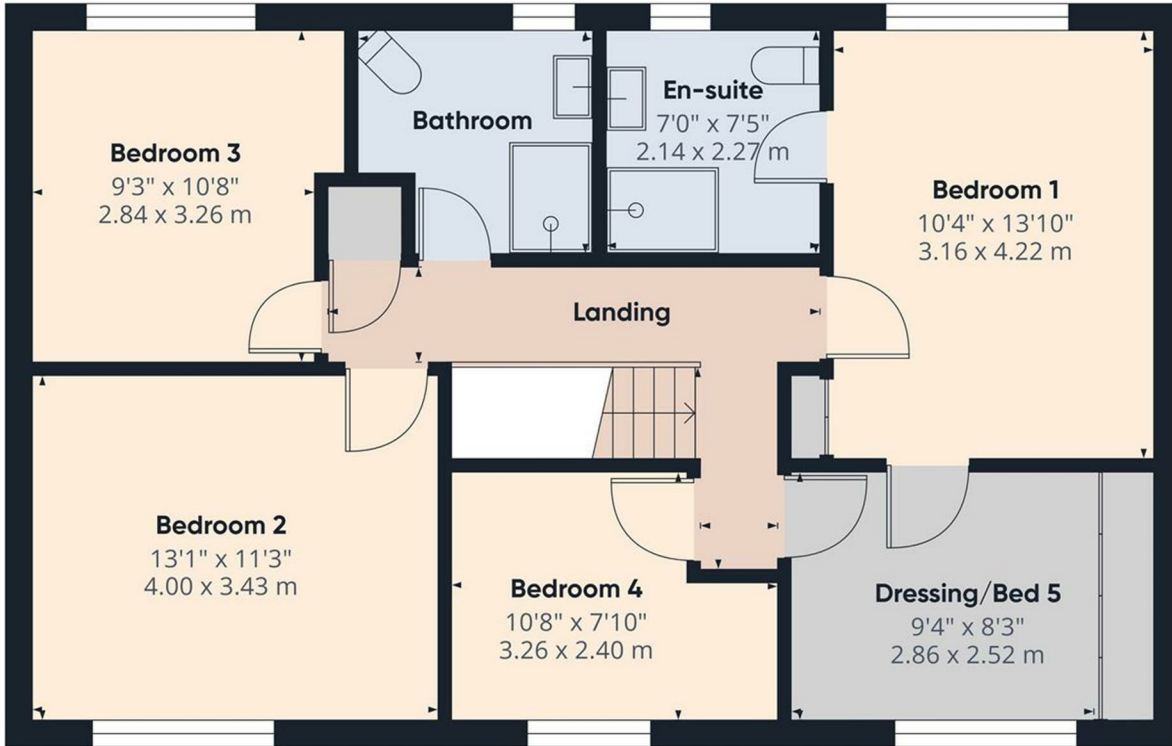
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1


Approximate total area⁽¹⁾
750 ft²
69.7 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	