



Swanland Road, Hesse, HU13 0LY

£375,000



Platinum Collection

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This traditional three-bedroom semi-detached property, located in one of Hessle's most sought-after areas, offers over 1,400 sq ft of beautifully presented accommodation. Boasting three versatile and generously proportioned reception rooms, the home provides superb flexibility for modern family living, alongside a fabulous dining kitchen perfect for both everyday use and entertaining. There are three well-sized double bedrooms, and throughout the property you'll find a seamless blend of stylish contemporary touches complemented by retained original features and character. Externally, the home continues to impress with a larger-than-average rear garden, complete with a summer house, as well as a garage and convenient off-street parking via a private driveway to the front.



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Key Features

- Stunning Semi-Detached Family Home
- Highly Desirable Location
- 3 Reception Rooms
- 3 Double Bedrooms
- Superb Rear Garden
- Fabulous Dining Kitchen
- Off-Street Parking + Garage
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

A vanity unit housing a WC and a wash hand basin. fitted storage cupboards and a window to the side elevation.

LIVING ROOM

A generous bay fronted living room with feature cast iron fireplace.

DINING ROOM

A versatile reception space with feature fireplace and French doors to the rear.

SITTING / BREAKFAST ROOM

Another versatile reception space ideal for a breakfast room or further sitting room with a bay window to the side elevation, feature cast iron fireplace and alcove fitted furniture.

DINING KITCHEN

A fabulous dining kitchen with green shaker wall and base units, contrasting laminated work surfaces and a breakfast bar. Integrated appliances include a

composite sink unit, cooker, extractor hood and an automatic washing machine. Further benefitting from tiled flooring, 4 sky lights, recessed spotlights, French doors to the rear elevation and ample dining space.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with storage cupboard, feature fireplace and a window to the rear elevation.

BEDROOM 2

A bedroom of double proportions with feature fireplace, storage cupboard and window to the front elevation.

BEDROOM 3

A further double bedroom with window to the front elevation.

BATHROOM

A beautiful bathroom with a three piece suite comprising of a free-standing foot-claw bathtub, a shower enclosure and a wash hand basin. Further benefitting from fitted storage units, tiled flooring, partially tiled walls, recessed spotlights, a heated towel rail and a window to the rear elevation.

WC

With low flush WC and a window to the side elevation.

EXTERNAL;

FRONT

With a brick-set driveway providing off-street parking for multiple vehicles, bin store and an electric vehicle charging point.

REAR

Superb rear garden with raised patio area, shaped lawn, bark chipping play area, raised decking, summer-house and garage.

GARAGE

A detached double garage which can be accessed via the the garden or via the tenfoot to the rear.

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 replacement 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 Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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 independent 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.

AGENTS 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 NTSEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

GARAGE

Accessed via the garden or the rear tenfoot, up and over door, rear door and window, light supply.







Ground Floor



First Floor

Approximate total area⁽¹⁾
1448 ft²

(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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