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**Limb**  
MOVING HOME



*43 Dale Road, Swanland, East Yorkshire, HU14 3QH*

- 📍 Semi-Detached House
- 📍 Immaculately Presented
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Three Reception Rooms
- 📍 Well Tended Gardens
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£275,000**

## INTRODUCTION

This superb dormer-style semi-detached house offers impeccable accommodation and a highly functional layout, ready for immediate enjoyment. Set within neatly tended gardens and benefiting from a driveway and garage, this home is designed for ease of living.

The ground floor features a bright entrance hall and a convenient cloaks/W.C. The primary living areas are interconnected, allowing for flexible use: the Lounge benefits from access to the bright Conservatory, and it flows from the Dining Room via pocket doors, creating a wonderful space for entertaining. A well-equipped kitchen sits adjacent to these areas.

The first floor maximizes the dormer design, providing two generous double bedrooms, both furnished with comprehensive fitted furniture. Originally built with 3 first floor bedrooms, the current owners have used the 3rd bedroom to create a spacious family bathroom, complete with a luxurious corner bath and a separate shower enclosure but this could be reversed by an incoming purchaser. These rooms share . Outside, lawned gardens extend to the front and rear, and a side drive provides ample off-street parking, leading to timber gates and the single garage.

## 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.

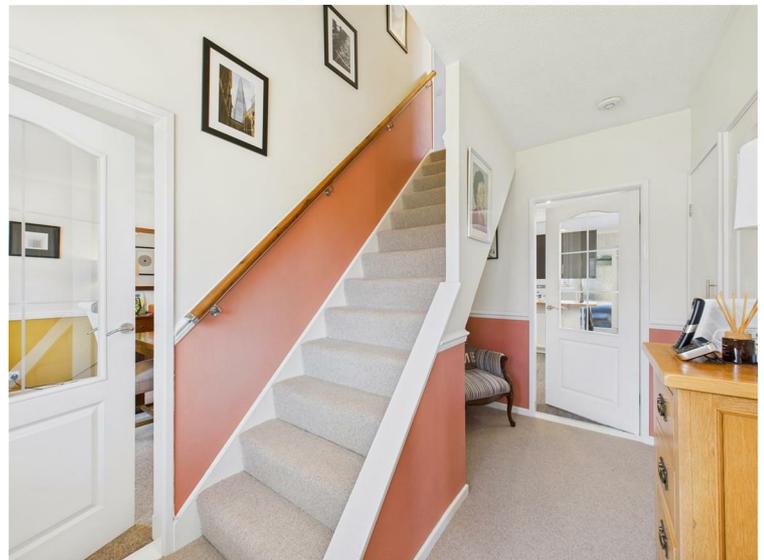
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With coat cupboard and separate storage cupboard. Staircase leading up to the first floor.



## DINING ROOM

With bow window to the front elevation and pocket doors lead through to the lounge.



## LOUNGE

Featuring a fire surround with gas connection (currently capped).  
Doors lead through to the conservatory.



## CONSERVATORY

With French doors leading out to the westerly facing rear garden.



## KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, Siemens double oven and five ring gas hob with extractor above. There is space for under counter appliances and plumbing for a dishwasher and washing machine. Windows to side and external access door to rear.



## ALTERNATIVE VIEW



## FIRST FLOOR

### LANDING

With storage cupboard and loft access hatch.

### BEDROOM 1

With fitted furniture including wardrobes, drawers and overhead storage. Window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to rear.



## BATHROOM

This space has been created by combining the original third bedroom and bathroom therefore adding a luxury feel to the bathroom. The suite comprises a corner bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, part tiling to walls and windows to side.



## OUTSIDE

A neatly tended lawn extends to the front with attractive planted borders and a side drive provides parking and leads to timber gates which give access to the garage. The rear garden enjoys a westerly aspect and is lawned with planted borders, patio and a summerhouse with adjoining patio.



## REAR VIEW



## 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. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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 heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.

## 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.

## 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.

