



North Drive, Swanland, HU14 3QU
£420,000

Philip
Bannister
Estate & Letting Agents

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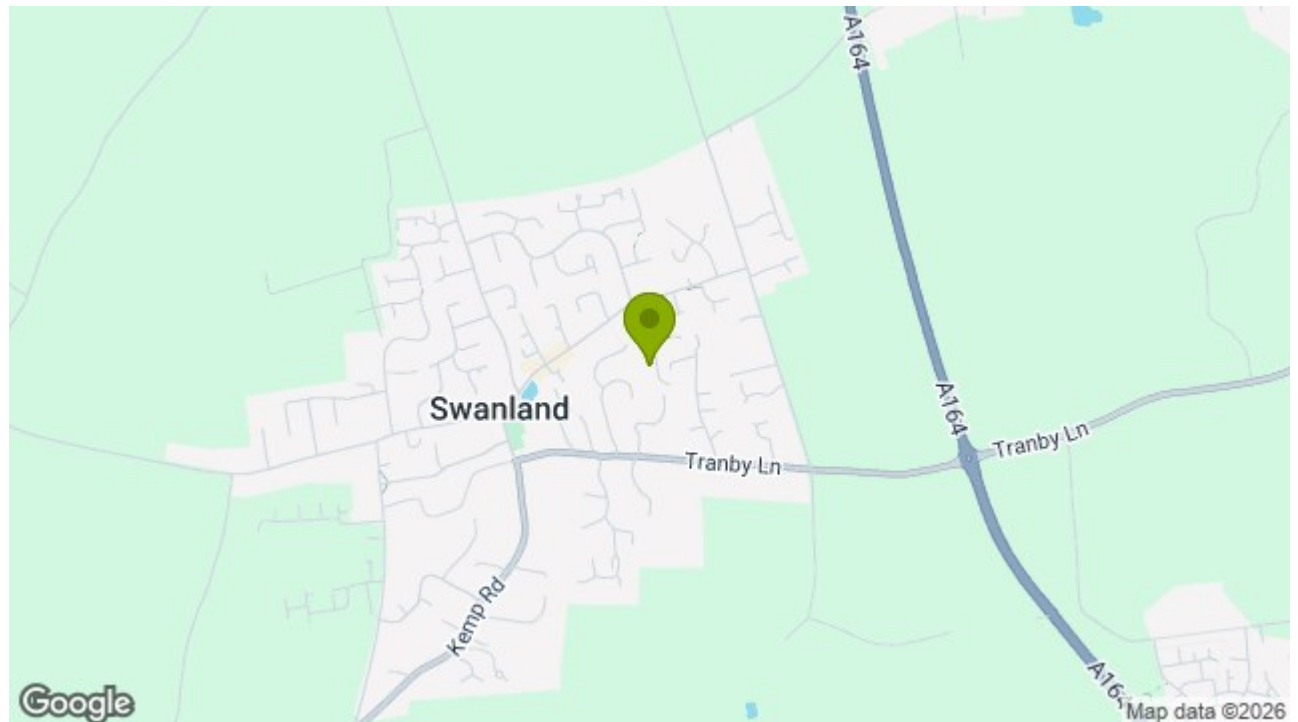
Key Features

- NO CHAIN
- Spacious Detached Bungalow
- Discrete Central Swanland Location
- 3 Fitted Bedrooms
- Attractive West Facing Plot
- 2 Reception Rooms + Conservatory
- Gardens, Double Garage & Driveway
- EPC = D
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nestled within an exclusive street in the heart of a highly sought-after village, this spacious three-bedroom detached bungalow is offered to the market with no onward chain. The property occupies an attractive landscaped westerly plot, providing both privacy and ample outdoor space. Internally, the accommodation is well-proportioned and thoughtfully laid out, featuring a welcoming entrance hall, a front-facing lounge that flows into a dining room via an archway, and a well-appointed breakfast kitchen. A conservatory provides an additional living area with views over the mature rear garden, while two fitted bedrooms, a family bathroom, and a separate WC offer comfortable ground-floor living. A spiral staircase from the entrance hall leads to a third fitted bedroom, ideal for guests.

The outside space further enhances the appeal of this home, with established gardens to both the front and rear, the latter benefitting from a desirable westerly orientation. A block-paved driveway offers ample off-road parking and leads to a detached double garage, providing additional storage. This well-maintained bungalow offers a rare opportunity to acquire a home in a prime village location.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the spacious hallway features a spiral staircase and access to the internal accommodation.

BREAKFAST KITCHEN

The extended breakfast kitchen features a range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A composite sink unit sits beneath a window to the rear elevation, integral appliances include a double oven/grill, gas hob and extractor hood. There is a matching breakfast bar offering casual dining for up to four people. There is additional floor to ceiling storage cupboards and a further built in cupboard. A door leads to the side of the property and French doors open to:

CONSERVATORY

Extending to the rear of the property with views of the garden, the brick and uPVC conservatory features a tiled floor and French doors leading out.

LOUNGE

A well proportioned front facing reception room with a feature fireplace housing a living flame gas fire within a stylish surround. There is a large window to the front, glazed double doors from the entrance hall and an archway leading to:

DINING ROOM

With ample space for a six seater dining table and chairs. Double doors open to the conservatory.

BEDROOM 1

A double bedroom with a range of fitted wardrobes and matching bedside cabinets. There is a bow window to the front elevation, a window to the side and access to a useful WC.

W.C.

Fitted with a WC and wash basin.

BEDROOM 2

A second double bedroom with fitted wardrobes, drawers and matching bedside cabinets. There are two windows to the side elevation.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and electric shower. There is tiling to the walls and a window to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 3

The double bedroom has fitted wardrobes and a dormer window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden with established planting. An extensive block paved driveway provides off street parking which continues to the side of the property.

REAR

The delightful rear garden benefits from a westerly

aspect and features a block paved patio directly adjoining the property. Predominantly laid with gravel, the garden is enhanced by mature planting throughout. Decorative circular patio areas provide additional seating space, while an allotment space is situated behind the garage.

DOUBLE GARAGE

The double garage is positioned towards the bottom of the driveway and features an up and over door, light and power.

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 purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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.

AGENT NOTES.

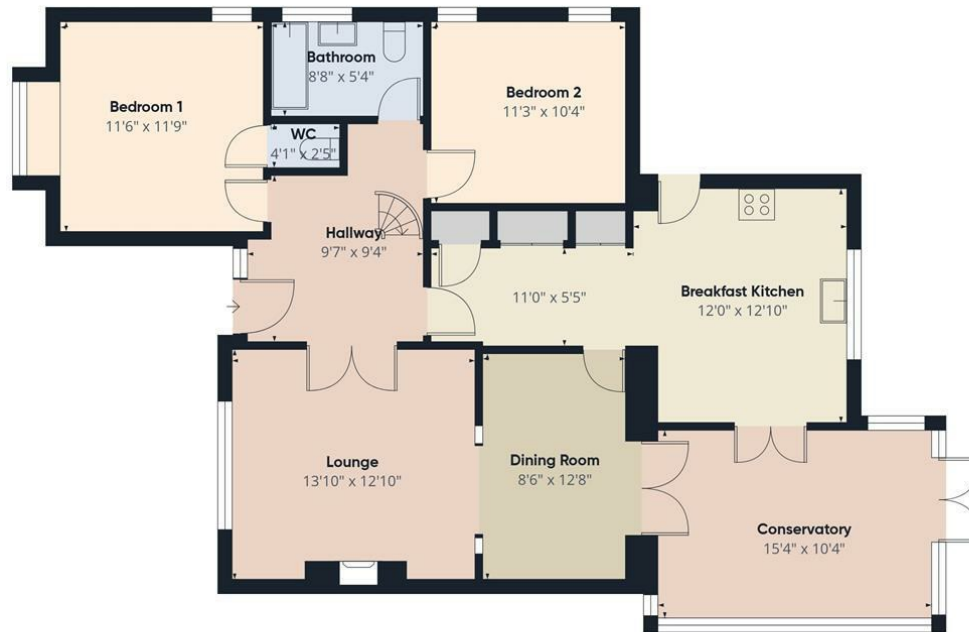
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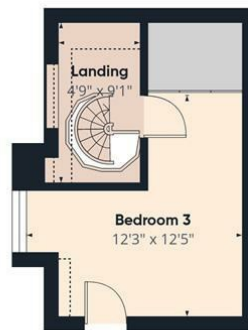
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and

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⁾

1279 ft²

Reduced headroom

31 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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