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grays



4 West End, Swanland, HU14 3PE

Offers Over £350,000





4 West End

Swanland, HU14 3PE

- CHARACTER HOME
- DISCREET POSITION
- STORE/GARDEN ROOM
- DECEPTIVELY SPACIOUS
- DEDICATED PARKING
- FULLY RE-MODELLED INTERIOR
- PRIVATE GARDENS
- 2/3 BEDROOMS
- HIGH STANDARD OF FINISH
- NO ONWARD CHAIN

OFFERING CHARMING CHARACTER APPEAL, ALL WITHIN A CENTRAL SWANLAND POSITION.

Presented to the market is this fully re-modelled cottage home. Offering boutique style living having undergone a full programme of internal re-modelling. Retaining a wealth of traditional appeal with some more modern flourishes, the living space on offer remains deceptively spacious.

Occupying a central yet secluded and discreet position the plot boasts dedicated double parking and a terraced garden with the benefit of storage outbuilding and a garden room/bar/gym.

Well-appointed accommodation at ground floor level comprises, Entrance Hall, open plan Dayroom leading through to a Kitchen and Dining area with Cloakroom/W.C beyond. A dual aspect reception Lounge offers a bright formal living space also. To the first floor the central landing area gives access to Two Bedrooms and a possible third bedroom currently used as a Dressing Room being of good proportions and an immaculate Family Bathroom.

A rare opportunity indeed for all discerning purchasers who place West hull village lifestyle high on the agenda.



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GROUND FLOOR

STORM PORCH

A welcoming entrance to this 'chocolate box' cottage home with decorative storm porch, dwarf height wall with mounted pillars, sage green entrance door, EV charging point. Leads through to...

HALLWAY

With LVT flooring throughout, staircase approach to first floor level. Provides access to...

DAY ROOM / KITCHEN

(at longest and widest point)

34'10" x 11'6" (10.62 x 3.53)

Serving as the heart of this home, having been fully remodelled throughout in a traditional style and to a high specification, the open plan space opens expansive living split into a number of sections, including...

SITTING ROOM AREA

With fret style double glazed sash window to the immediate front outlook, LVT flooring, inset spotlights to ceiling, beamed ceilings, fitted storage and dresser. Leads open plan through to...

KITCHEN AREA

Immaculately appointed throughout with Shaker style kitchen, fitted with a range of wall and base units and shelving, with contrasting oak work surfaces and upstands, a central focal point is provided via an oversize kitchen island and breakfast bar. Open plan through to a breakfast/dining area with French doors leading to the external patio terrace. Integrated appliances include Belfast style sink, oversize Rangemaster Professional Plus range cooker, extractor canopy. Space for American style fridge freezer and further white goods, uPVC window to rear elevation. Access provided to...

W.C

With privacy window, pedestal wash hand basin, low flush w.c, LVT flooring, inset spotlights.

RECEPTION LOUNGE

12'3" x 21'9" (3.75 x 6.65)

With double glazed fret style window to front outlook, French doors to patio terrace, with decorative fire insert, ceiling beams, suitably sized to accommodate furniture suite, given the dual aspect benefits from good levels of natural daylight, wall lights, oak internal doors.

FIRST FLOOR

LANDING

Gives access to two/three bedrooms, with oak internal doors throughout, deep storage cupboard.

BEDROOM ONE

14'5" x 12'1" (4.41 x 3.70)

With fret style double glazed window to the immediate front outlook, of double bedroom proportions with space for freestanding bedroom furniture. Walkway/ open plan through to...

DRESSING ROOM / BEDROOM THREE

13'3" x 10'6" (4.06 x 3.22)

Having formally been a bedroom and now converted to a dedicated dressing room, with potential to be returned to a third bedroom if required, double glazed fret style window to the front outlook and offering good levels of versatility.



BEDROOM TWO

9'6" x 9'9" (2.92 x 2.99)

With uPVC double glazed window to the rear, of an excellent size with space for freestanding bedroom furniture.

HOUSE BATHROOM

12'4" x 5'6" (3.77 x 1.69)

Immaculately appointed and remodelled, boasting a high specification throughout, with marble effect mermaid splash screening, complementary LVT floor tiling, fitted with a traditional style Victorian suite including pedestal basin, mid-flush w.c, cast iron heated towel rail with chrome heated towel rack, walk-in double width shower with showerhead, console and rainfall showerhead also, inset spotlights to ceiling.

OUTSIDE

Briar Cottage offers character appeal and charm throughout, being offset from a central West End location within the heart of Swanland village. The property boasts a discreet position, benefiting from dedicated parking for multiple vehicles to the frontage being hard landscaped, with access provided to former garage which has been converted to Store (2.84m x 1.91m) with up&over access door, full power and lighting. There is also an additional garden room (3.95m x 2.70m) offering potential for home gym, home office or bar, being fully plastered throughout, with uPVC double glazed window to side and full power and lighting.

Gated access leads to an immaculately appointed rear garden, of an excellent size, with patio terrace extending from the immediate building footprint. Beyond, a terraced garden area features with railway sleeper terracing stepping up to an expansive laid to lawn grass section with deep plant and shrub borders, close boarded fencing to perimeter boundaries. Given the privacy of setting and size, comes recommended for further inspection.

AGENTS NOTE

The current vendors have upgraded and lovingly restored this traditionally styled character home, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

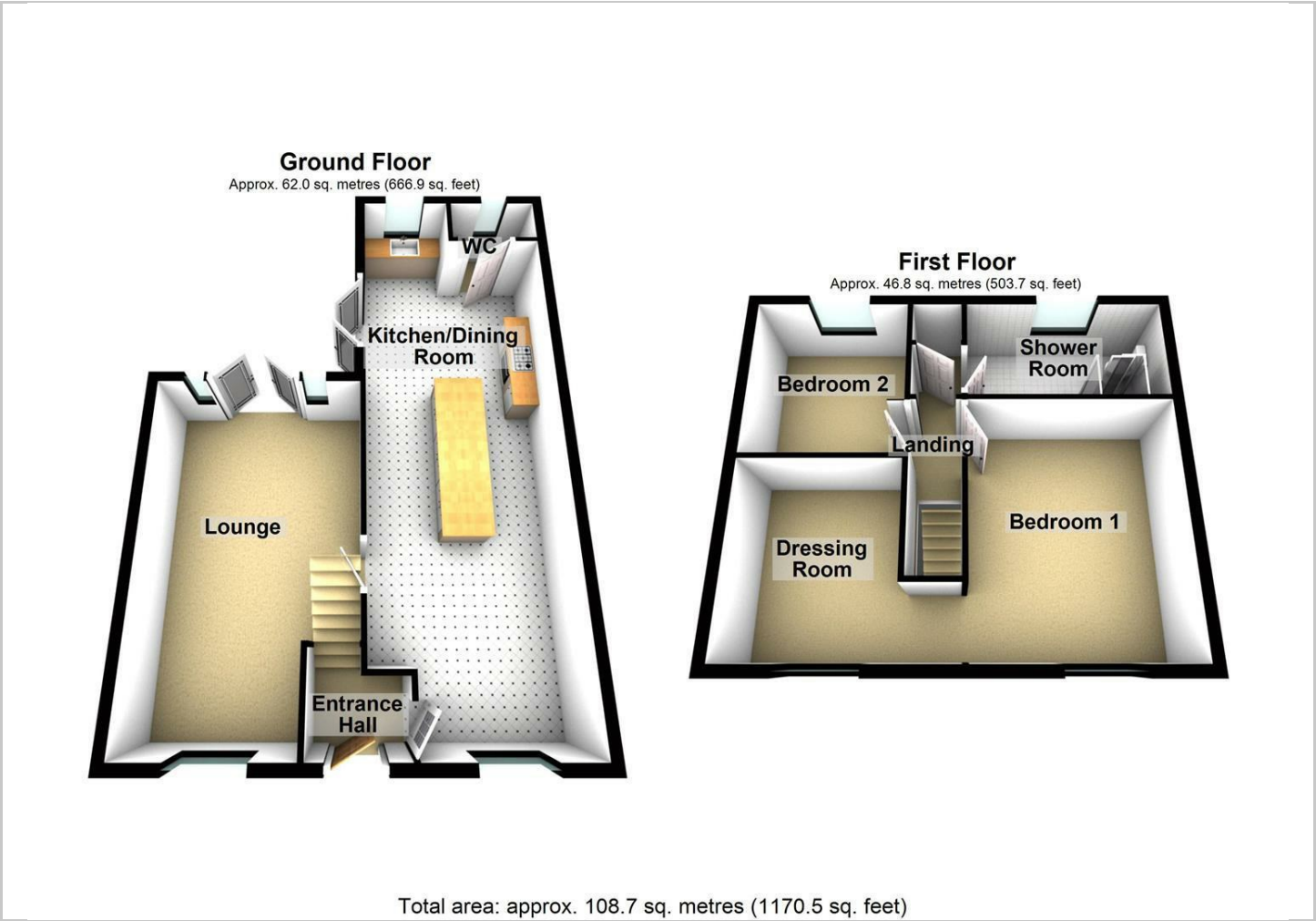
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

