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Limb
MOVING HOME









32 Mere Way, Swanland, East Yorkshire, HU14 3QB

- Spacious Semi-Detached
- 3/4 Bedrooms
- Significantly Remodelled
- Large Loft Space
- Versatile Layout
- Such A Convenient Location
- Council Tax Band = D
- Freehold/EPC = C

£299,950

INTRODUCTION

In such a convenient and desirable location in the heart of the village is this extremely spacious and versatile semi detached house. Ideal for a family, there is plenty of space to grow and features include a ground floor fourth bedroom (with en-suite shower) office space, open plan kitchen and living area, three upstairs double bedrooms and a huge loft space accessed via a fixed staircase. Good parking is available and the property enjoys a spacious garden to the rear complete with multi purpose outbuilding and sheds. Just take a look at the floorplan and pictures however, VIEWING IS STRONGLY RECOMMENDED.



LOCATION

The property is situated to the far end of Mere Way, a cul-de-sac in the centre of the village which runs to the side of the renowned village pub, The Swan & Cygnet. There is no passing traffic, only a snicket between Mere Way and The Spinney which runs to the northern boundary of the property.

Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

uPVC framed residential door into:

HALLWAY

Stairs to first floor off.

CLOAKS/W.C.

With low level W.C., wash hand basin, tiling to walls and floor.

STUDY/BED 4

Window to front elevation. Storage cupboard to corner.



SHOWER ROOM

With shower cubicle, wash hand basin, tiled surround. Recess housing plumbing for a washing machine.



KITCHEN

Having an extensive range of high gloss fronted units, contrasting worksurfaces and an integrated oven, four ring gas hob with filter hood above, fridge freezer and dishwasher. Sink and drainer, tiled surround units. Double doors open out to the rear garden. This room is open plan in style through to the living room which intern leads on to the garden room.





LIVING ROOM

A spacious room with wall mounted TV point and feature fireplace to corner.





GARDEN ROOM

A large multi purpose room overlooking the garden with double doors leading out.



FIRST FLOOR

LANDING

With further staircase leading up to the loft space. Airing cupboard with gas fired central heating boiler situated off.

BEDROOM 1

An array of fitted wardrobes and matching bedside drawers, window to rear.



BEDROOM 2

Another good sized double bedroom with fitted wardrobes and window to rear.



BEDROOM 3

A large double bedroom with fitted wardrobes and window to front.



BATHROOM

With four piece modern white suite comprising low level W.C., wash hand basin, bath and separate shower cubicle with handheld and rainhead shower system, tiling to walls and floor, heated towel rail.



SECOND FLOOR

LOFT SPACE

A great space with carpet, radiator, Velux style window to front, door to storage cupboard. Please be aware that this loft space does not have building regulation approval therefore we are unable to describe it as a habitable room.



OUTSIDE

The property is nestled to the far end of this cul-de-sac setting and the front of the property has a block paved driveway providing off street parking. Access can be gained to the side of the house which opens up to a large rear garden with lawn and an extensive patio area. There is also a multi purpose outbuilding with electrics and two storage sheds.





REAR VIEW



HEATING

Gas fired central heating to radiators is installed.

GLAZING

The property has the benefit of uPVC framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and 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.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

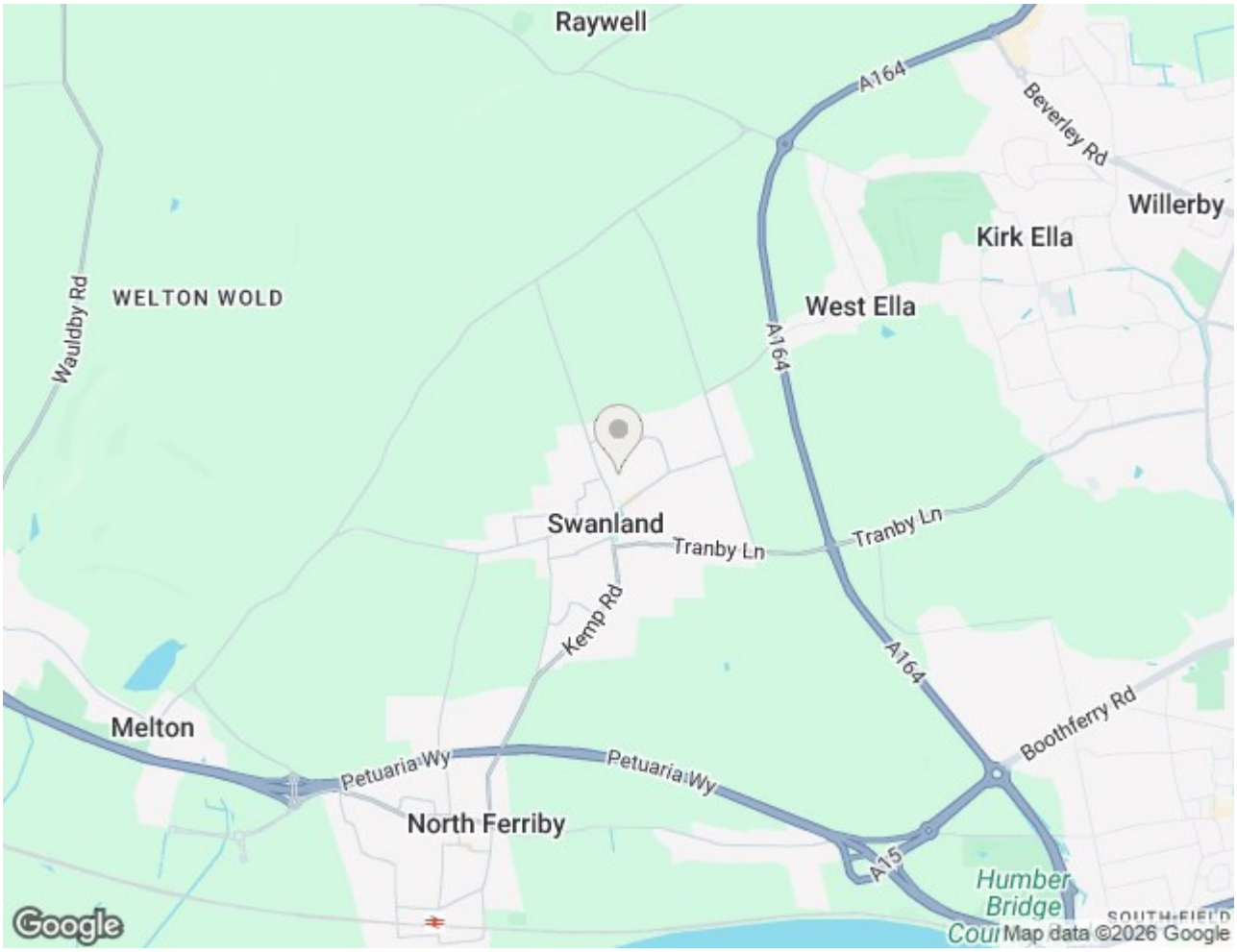
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

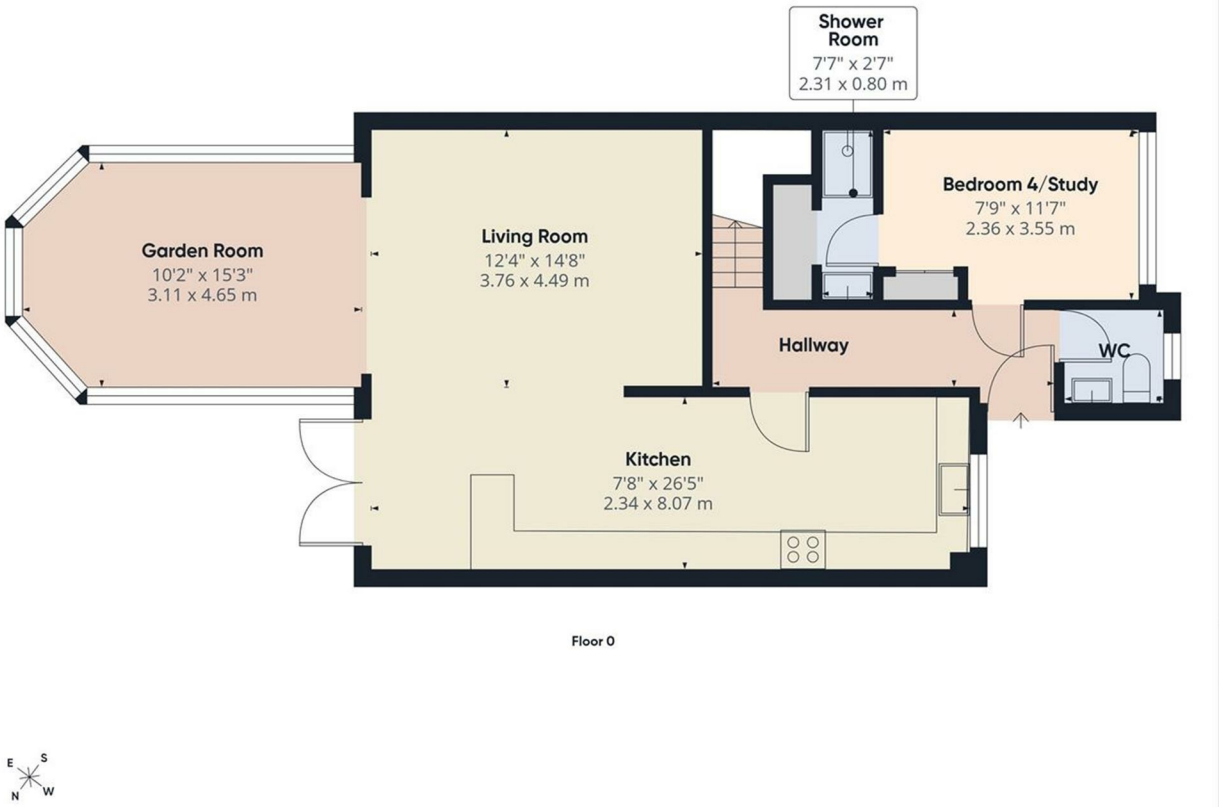
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Raywell
A164
Beverley Rd
Willerby
Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Melton
Boothferry Rd
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge
Google
Map data ©2026 Google



Approximate total area(1)

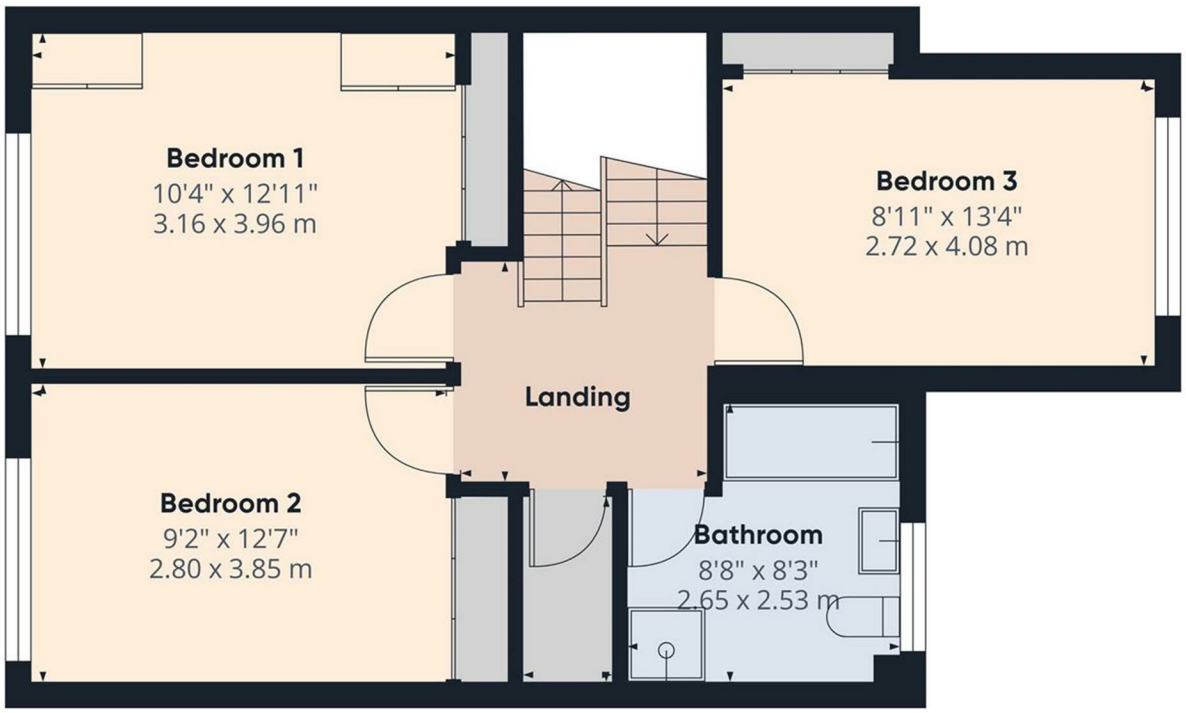
767 ft²

71.2 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



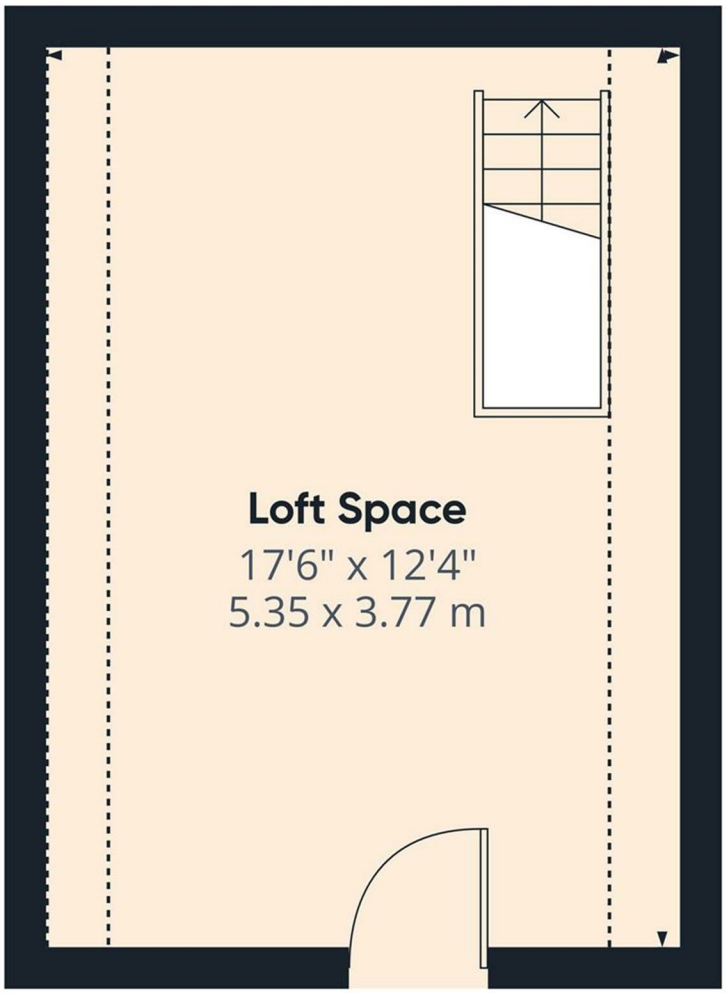
Floor 1

Approximate total area(1)
547 ft²
50.7 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.

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Floor 2

Approximate total area(1)
202 ft²
18.8 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

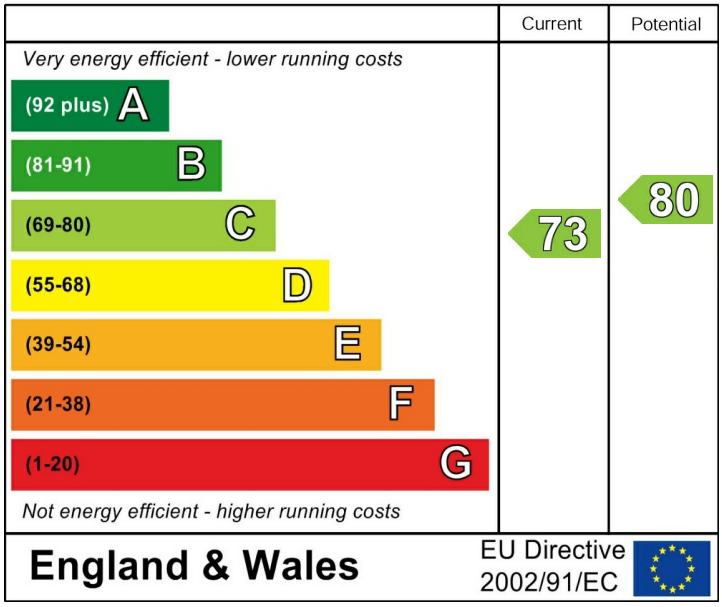
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

