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Matthew  
**Limb**  
MOVING HOME



*79 Main Street, Swanland, East Yorkshire, HU14 3QP*

- 📍 Traditional Semi-Detached
- 📍 Significantly Extended
- 📍 Ideal Family Home
- 📍 Four Beds/Two Baths
- 📍 Open Plan Kitchen
- 📍 Large Rear Garden
- 📍 Drive & Garage
- 📍 EPC=D

**£395,000**



## INTRODUCTION

This traditional bay fronted semi-detached house is situated close to the centre of the village and the outstanding local primary school. The double height rear extension provides spacious and well balanced accommodation, ideal for families. A particular feature is the stunning open plan kitchen and the central island with solid oak natural edged table top. The kitchen links through to the snug with log burning stove. There is a separate lounge, utility and downstairs cloaks/W.C.. To the first floor there are four bedrooms, three of which are doubles served by a superb bathroom with walk in shower and oval bath plus a modern en-suite shower room.

The property occupies an elevated position set back from the road. A block set driveway to the front and side offers excellent parking and leads to the detached garage. The rear garden extends to over 200ft and is mainly lawned. There is a summerhouse with power.

## LOCATION

One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, Dr's surgery, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to the first floor off. Attractive tiled floor.



### CLOAKS/W.C.

With low flush W.C., pedestal wash hand basin. Tiled floor.

### *LOUNGE*

12'1" x 14'3" approx (3.68m x 4.34m approx)

Measurements into bay window to the front elevation. There is a marble fireplace with cast insert housing a remote controlled living flame gas fire. Window to side elevation, ornate coving and laminate flooring.



### *SNUG*

11'9" x 11'1" approx (3.58m x 3.38m approx)

With brick chimney breast housing a log burning stove, window to side, fitted dresser to alcove. A wide opening leads through to the open plan dining kitchen.



### *OPEN PLAN DINING KITCHEN*

19'1" x 18'0" approx - maximum measurements (5.82m x 5.49m approx - maximum measurements)

This superb space has an extensive range of high gloss base and wall units with quartz worksurfaces, inset sink and drainer, two Neff "slide and hide" ovens and an AEG induction combohob with built in extractor. Further integrated appliances include a fridge, dishwasher and wine chiller. At its centre is a stunning bespoke solid oak natural edged table top with storage units and power beneath plus there are matching solid oak window sills. An ideal living/entertaining space at the heart of the home.



*OPEN PLAN DINING KITCHEN -  
ALTERNATIVE VIEW*



*KITCHEN - ALTERNATIVE VIEW*



*KITCHEN - ALTERNATIVE VIEW*





### *UTILITY ROOM*

8'0" x 6'0" approx (2.44m x 1.83m approx)

Plumbing for automatic washing machine, space for tumble dryer and further appliance, wall mounted gas fired central heating boiler, external access door to rear.

### *FIRST FLOOR*

### *LANDING*

With cylinder cupboard to corner.

### *BEDROOM 1*

13'2" x 11'1" approx (4.01m x 3.38m approx)

Window to rear elevation.



### *BEDROOM 1 - ALTERNATIVE VIEW*



### *EN-SUITE SHOWER ROOM*

With suite comprising a corner shower enclosure with digital shower, vanity unit with wash hand basin, low flush W.C., window to side elevation.

### *BEDROOM 2*

11'8" x 14'4" approx (3.56m x 4.37m approx)  
Measurements into bay window to front elevation. Further window to side.



### *BEDROOM 3*

12'0" x 11'2" approx (3.66m x 3.40m approx)  
With decorative period cast iron fireplace. Windows to side elevation.



### *BEDROOM 4*

8'7" x 6'9" approx (2.62m x 2.06m approx)  
Window to front elevation.



### BATHROOM

With contemporary four piece suite comprising an oval bath with shower attachment, walk-in shower enclosure with digital shower, vanity unit with wash hand basin, low flush W.C., heated towel rail, inset spot lights, tiled floor and window to rear elevation.



### OUTSIDE

The property occupies an elevated position set back from the road. A block set driveway to the front and side offers excellent parking and leads to the detached garage. The rear garden extends to over 200ft. A patio directly adjoins the rear of the property with steps leading up to the lawn beyond. There is a decked area plus a summerhouse with bi-fold doors, and power, ideal for use as a home office. To the bottom of the garden is a shed, greenhouse and vegetable patch.



### REAR VIEW OF PROPERTY



### *PATIO AREA*



### *SUMMERHOUSE*



### *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*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.



*AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

*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.

*VALUATION SERVICE*

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.

*STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

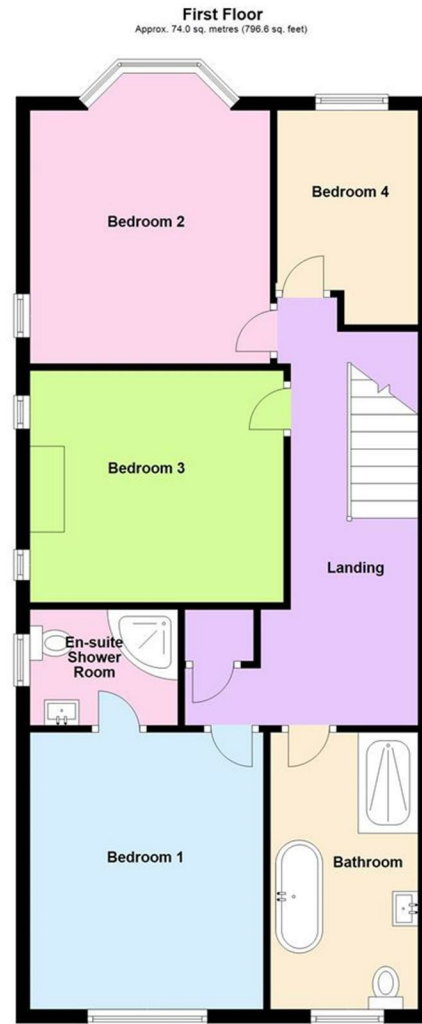
*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....







Total area: approx. 148.0 sq. metres (1593.4 sq. feet)

