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Matthew  
**Limb**  
MOVING HOME



*4 St. Barnabas Drive, Swanland, North Ferriby, East Yorkshire, HU14 3RL*

- 📍 Very Impressive Detached
- 📍 Five Bedrooms
- 📍 Generously Sized Plot
- 📍 Landscaped Gardens
- 📍 Three Reception Rooms
- 📍 Breakfast Kitchen & Utility
- 📍 Double Garage
- 📍 EPC =

**£585,000**

## INTRODUCTION

Standing in a superb plot which has been beautifully landscaped over the years is this very impressive five bedroomed detached house. With an excellent range of accommodation the property is ideal for a family or those looking for versatility, having five bedrooms, one currently used as a study/home office, and the living space affords three reception rooms plus conservatory and a dining kitchen with separate utility. Outside, excellent parking is available with the driveway extending to the front and side of the house, providing access to the detached double garage. The gardens incorporate many areas of interest having been thoughtfully landscaped and well stocked over the years. The property forms part of the sought after setting of St. Barnabas Drive which is situated off Main Street, towards its junction with Greenstiles Lane and Beech Hill Road.

## 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 RECEPTION

17'9" x 9' approx (5.41m x 2.74m approx)

An impressive entrance reception with stairs leading to the first floor off.



### CLOAKS/WC

With low level WC and wash hand basin.

### *LOUNGE*

20'9" x 12'10" approx (6.32m x 3.91m approx)  
Extending to 15'5" approx

With recess housing the chimney breast which has a feature fire surround, cast fireplace and "living flame" gas fire. The room has a triple aspect with windows to front, side and rear which itself has central doors leading out to the garden.



### *LOUNGE - ALTERNATIVE VIEW*



### *SITTING ROOM*

16'4" x 10'9" approx (4.98m x 3.28m approx)

A lovely light and airy room with windows to front and side. There is a contemporary log effect gas fire, fitted cupboard and shelving to the alcove.



### *DINING ROOM*

13'9" x 10'9" approx (4.19m x 3.28m approx)  
With double doors through to the conservatory.



### *CONSERVATORY*

13' x 11'6" approx (3.96m x 3.51m approx)  
Of timber construction with double doors leading out to the garden.



### *BREAKFAST KITCHEN*

21' x 11' approx (6.40m x 3.35m approx)  
Having a range of limed oak fronted base and wall mounted units with work surfaces, integrated double oven plus separate single oven, warming drawer, four ring gas hob with filter hood above, fridge freezer, dishwasher, one and a half sink and drainer. The kitchen has windows to both front and rear elevations and there is ample area for table and chairs.



*BREAKFAST KITCHEN - ALTERNATIVE VIEW*



*BREAKFAST KITCHEN - ALTERNATIVE VIEW*



*UTILITY ROOM*

10'9" x 8'9" approx (3.28m x 2.67m approx)  
A generously sized utility with fitted base units, sink and drainer.  
Plumbing for automatic washing machine. Windows to front and rear.  
External access door leading out.



*FIRST FLOOR*

### *GALLERIED LANDING*

An attractive landing.



### *BEDROOM 1*

15' x 12'10" approx (4.57m x 3.91m approx)  
Having a range of fitted wardrobes. Window to rear elevation.



### *EN-SUITE BATH/SHOWER ROOM*

With suite comprising low level WC, wash hand basin, bath and shower cubicle. Tiled surround.



### *BEDROOM 2*

11'4" x 11' approx (3.45m x 3.35m approx)  
Extending to 14'10" approx.

Window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With shower cubicle, low level WC, wash hand basin and tiled surround.



### *BEDROOM 3*

14'9" x 10'9" approx (4.50m x 3.28m approx)  
Window to front elevation. Built-in wardrobe.



### *BEDROOM 4*

13' x 9' approx (3.96m x 2.74m approx)  
Window to front elevation.



### *BEDROOM 5/STUDY*

11'1" x 9'1" approx (3.38m x 2.77m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising low level WC, wash hand basin and bath. Tiled surround.





### *OUTSIDE*

The property occupies a very generous plot which has been thoughtfully landscaped over the years. There are mature borders to the front and a gravelled driveway extends in front of the house and to one side thus providing excellent parking and access to the detached double garage. The rear garden has many areas of interest and incorporates a lawn, structural planting and has been very well stocked to provide colour throughout the year.



### *REAR GARDEN*



### *REAR GARDEN - ALTERNATIVE VIEW*



*REAR VIEW OF PROPERTY*



*GARAGE AREA*



*TENURE*

Freehold

*COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G . 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.

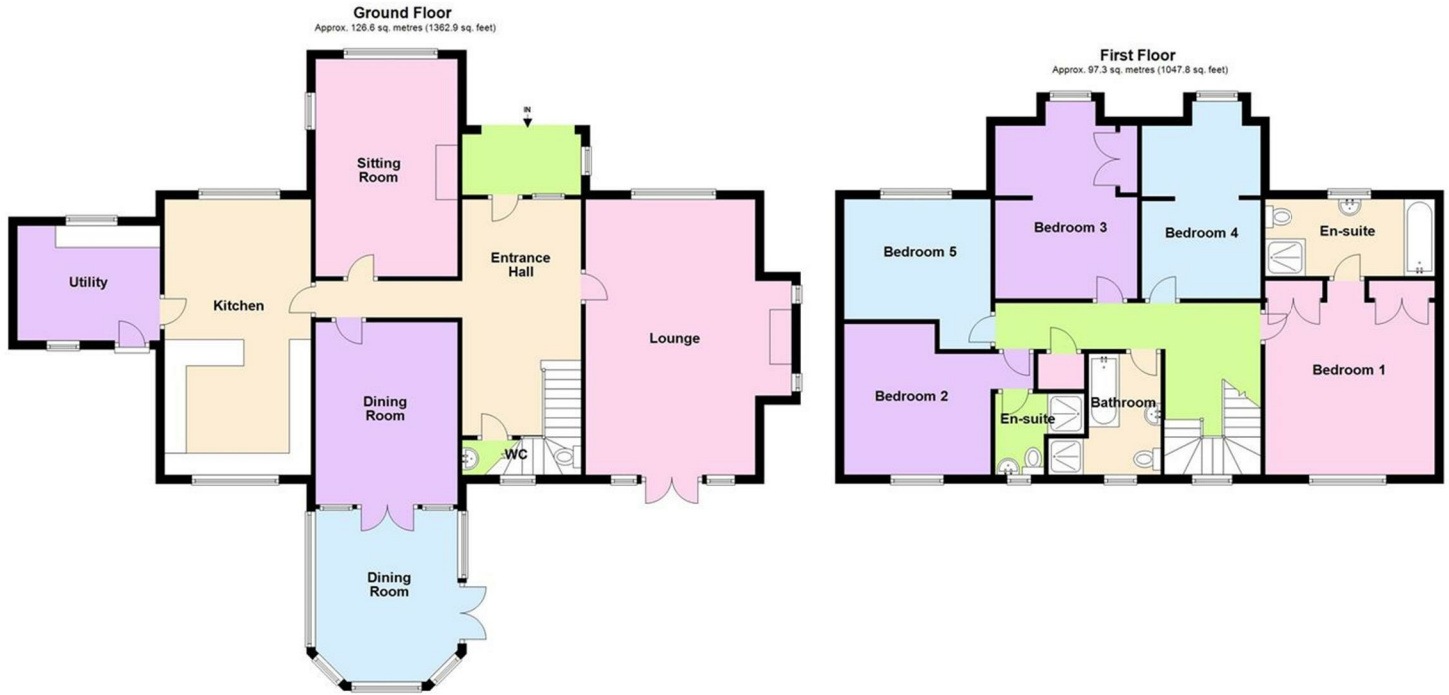
*VIEWING APPOINTMENT*

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


SELLERS NAME(S) .....







Total area: approx. 224.0 sq. metres (2410.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	