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Matthew
Limb
MOVING HOME



10 Manor Road, Swanland, East Yorkshire, HU14 3PB

- 📍 Semi-Detached House
- 📍 Immaculately Presented
- 📍 "Move-In" Condition
- 📍 Three Double Bedrooms
- 📍 Modern Dining Kitchen
- 📍 20 ft Dual Aspect Lounge
- 📍 Gardens, Drive & Garage
- 📍 EPC=D

£299,950

INTRODUCTION

This fantastic home is situated close to the centre of this most sought after village which offers a number of amenities and an excellent primary school. Internal inspection is highly recommended of this immaculate semi-detached house presented in "move in" condition. Offering a well planned layout, the accommodation comprises a welcoming entrance hall, dual aspect lounge and a dining kitchen with built in appliances and doors opening out to the rear garden. To the first floor is an open gallery landing with three double bedrooms off all served by a bathroom with four piece suite. The property has the benefit of gas central heating to radiators and uPVC double glazing.

A lawned garden extends to the front with a double width driveway leading to the single garage. The good sized enclosed rear garden is mainly lawned with a patio area.



LOCATION

The property is situated along Manor Road, Swanland, close to its junction with Kemp Road. 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

Composite residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off and useful understairs cupboards.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

20'4" x 12'10" approx (6.20m x 3.91m approx)

Light and airy space with window and door leading to the rear and a large window to the front elevation. A focal point is the limestone fire surround with cast iron insert and granite hearth housing a living flame gas fire.



LOUNGE - ALTERNATIVE VIEW



DINING KITCHEN

17'0" x 9'5" approx (5.18m x 2.87m approx)

Having a range of modern base and wall units with complementing worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks. Integrated appliances include an oven, separate grill, four ring gas hob, fridge, dishwasher and automatic washing machine. There is ample space for a dining table plus double doors opening out to the rear garden. There is also an external access door to the side elevation.



DINING KITCHEN - ALTERNATIVE VIEW



KITCHEN AREA



FIRST FLOOR

OPEN GALLERY LANDING

BEDROOM 1

22'0" x 8'10" approx (6.71m x 2.69m approx)
With cupboard housing the gas central heating boiler, windows to rear and side elevations.



BEDROOM 1 - ALTERNATIVE VIEW



BEDROOM 2

12'11" x 10'9" approx (3.94m x 3.28m approx)
Window to front elevation.



BEDROOM 3

9'10" x 9'5" approx (3.00m x 2.87m approx)
Window to rear elevation.



BATHROOM

With four piece suite comprising a panelled bath, shower enclosure, pedestal wash hand basin and low flush W.C.. Windows to rear elevation.



OUTSIDE

To the front of the property is a lawned garden with planted borders. A double width driveway provides excellent parking and leads to the single garage. The rear garden is enclosed by a brick wall and fenced boundary. There is a patio area directly adjoining the rear of the property with a generous lawned garden beyond.



REAR VIEW OF PROPERTY



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.

VIEWING APPOINTMENT

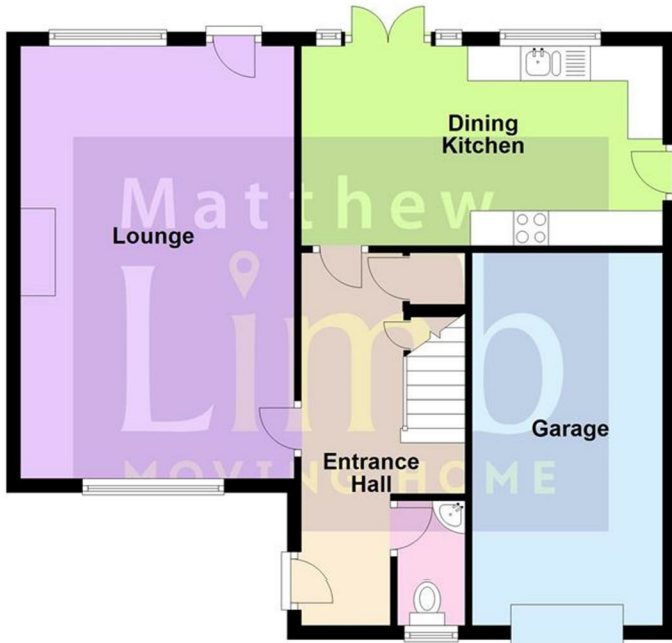
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 126.2 sq. metres (1358.2 sq. feet)

