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Matthew
Limb
MOVING HOME



35 Northfield, Swanland, East Yorkshire, HU14 3RG

- 📍 Detached Bungalow
- 📍 Desirable Location
- 📍 Three Bedrooms
- 📍 Spacious Lounge
- 📍 Attractive Gardens
- 📍 Tandem Length Garage
- 📍 Plenty of Potential
- 📍 EPC = D

£250,000

INTRODUCTION

This three bedroomed detached bungalow stands in the popular Northfield development, well placed for Swanland's range of amenities. The accommodation has central heating, double glazing and briefly comprises an entrance porch, central hallway, spacious lounge, kitchen, rear conservatory, three bedrooms, bathroom and separate W.C. Outside attractive gardens extend to front and side and a block set driveway leads to the tandem length garage.

LOCATION

Swanland is one of the areas most sought after villages and has an attractive centre where a number of shops can be found including a Butcher's, Doctor's Surgery, Chemist, Public House 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 providing intercity connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE HALLWAY

A combination of cloaks, storage and airing cupboards situated off.

LOUNGE

21'9" x 11'6" approx (6.63m x 3.51m approx)

With windows to front and rear elevations, brick fireplace with living flame gas fire.



KITCHEN

12'4" x 9'0" approx (3.76m x 2.74m approx)
Having a selection of fitted units with roll top work surfaces, tiled surround and a sink and drainer. There is a window and a door leading through to the conservatory.



CONSERVATORY

9'1" x 8'0" approx (2.77m x 2.44m approx)
Overlooking the rear garden with double doors leading out and further single door to side, radiator for all year round use.



BEDROOM 1

10'5" x 12'4" approx (3.18m x 3.76m approx)
With fitted wardrobes and drawers, window to rear elevation.



BEDROOM 2

12'0" x 9'5" approx (3.66m x 2.87m approx)
With fitted wardrobes and cupboards, window to front elevation.



BEDROOM 3

12'0" x 6'5" approx (3.66m x 1.96m approx)
Window to front elevation.



SHOWER ROOM

With shower cubicle, tiled surround and floor. Heated towel rail.



W.C.

With low level W.C and wash hand basin.

OUTSIDE

Attractive gardens extend to both front and rear elevations which are mainly lawned and are complimented by a patio area. A block set driveway leads to a tandem length garage.

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. 91.5 sq. metres (984.8 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 sq. feet)

