

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



97 Swanland Road, Hessle, East Yorkshire, HU13 0NS

- 📍 Bursting with Character
- 📍 Period Detached House
- 📍 Contemporary Open Plan Kitchen
- 📍 2 Separate Receptions
- 📍 4 Good Bedrooms
- 📍 Beautiful Rear Garden
- 📍 Secluded Location
- 📍 EPC = D

£435,000

INTRODUCTION

Bursting with character and many period features is this impressive traditional detached house which also has the luxuries of modern living and a contemporary twist of a stunning open plan living kitchen. The property is a credit to the owners who have over the years sympathetically restored and enhanced the appeal of this lovely home with works such as double glazing which include a replica of the original coloured toplights and reinstatement of numerous features. Situated on the southern side of Swanland Road, along it's 'no through' road section, the property enjoys an established and quiet location. The accommodation briefly comprises a lovely entrance hall, cloaks/W.C, lounge, dining room and the heart of the house is a fabulous open plan living kitchen with a stunning range of fitted units, extensive appliances and beautiful granite work surfaces. Light floods in via the windows, a large lantern light to the ceiling and double doors which open out to the terrace and garden. At first floor are four good bedrooms and two bathrooms. The accommodation has the benefit of gas fired central heating to radiators and a combination of uPVC framed and timber framed double glazing.

Outside a driveway leads to the two car garage and there is additional parking to the front. The attractive rear garden incorporates a large paved terrace with lawn beyond and mature borders which provide seclusion.

LOCATION

The property enjoys a delightful location situated at the northern end of Swanland Road on it's 'no through' road section, towards it's junction with Jenny Brough Lane. This established treelined residential location therefore has no passing traffic other than for the residents and is also well situated for travelling. The bustling centre of Hessle offers a range of shops and amenities including fine restaurants, cafes, bars, boutiques, shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make this a great place to live. Situated approximately 5 miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to north Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

A residential entrance door to:



ENTRANCE HALL

A lovely entrance hall full of character having a tiled floor, window to side elevation and a staircase leading up to the first floor.



W.C

With low level W.C and wash hand basin.

LOUNGE

13'0" x 15'5" approx (3.96m x 4.70m approx)
Into a bay window to the front elevation. This attractive room has an array of features including a pine fire surround with tiled and cast fireplace housing an open fire. There is moulded coving, a ceiling rose, picture rail and wide wood plank flooring.



DINING ROOM

13'0" x 13'0" approx (3.96m x 3.96m approx)
With cast fireplace, moulded coving and ceiling rose. Double doors open through to the living kitchen.



ALTERNATIVE VIEW



LIVING KITCHEN

20'3" x 26'5" reducing to 15'8" approx (6.17m x 8.05m reducing to 4.78m approx)

This simply stunning open plan space is the heart of the home and overlooks the rear garden with double doors opening out to the terrace. Light floods in through the windows and the large lantern light to the ceiling which has self cleaning glass. The extensive range of kitchen units are in a dual tone shaker style with matching island and beautiful granite work surfaces. Features include an integrated washing machine, tumble dryer, fridge freezer, two double ovens, combination steam oven, combination microwave oven, five ring gas hob with extractor hood above, Italian Travertine tiled splashback and dishwasher. There are perimeter LED lights to the ceiling which are dimmable, pendant lights above the island, designer radiator and Karndean flooring. The room provides ample area for dining and living as well.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



FIRST FLOOR



LANDING

Providing access to all four bedrooms and both bathrooms.

ALTERNATIVE VIEW

BEDROOM 1

13'2" x 11'10" approx (4.01m x 3.61m approx)
Up to chimney breast with cupboards/wardrobes to either alcove.
Wood flooring, window to rear elevation.



BATHROOM

With suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer tap/shower attachment, corner shower cubicle, tiled surround.



BEDROOM 2

13'2" x 11'9" approx (4.01m x 3.58m approx)
Into bay window to front elevation.



BEDROOM 3

11'5" x 9'1" approx (3.48m x 2.77m approx)
With fitted wardrobes, window to rear elevation.



BEDROOM 4

8'9" x 7'5" approx (2.67m x 2.26m approx)
Fitted wardrobe, window to front elevation.



BATHROOM 2

Having a period style suite comprising an oval shaped claw footed bath, shower enclosure to corner, high flush W.C and wash hand basin, tiled surround.



OUTSIDE

The front of the property is bounded by mature hedges and a driveway provides access to the garage. The frontage is gravelled. The garage measures approximately 24'0" x 9'5" with an up and over door and a separate external access door to the rear. There are a range of useful fitted cupboards. The delightful rear garden enjoys a southerly aspect and incorporates an extensive block set paved patio area directly to the rear of the house with a retaining brick wall having inset lights. A lawned garden extends beyond and mature borders provide much seclusion. The garden also features a greenhouse and a garden shed.

ALTERNATIVE VIEW



FURTHER GARDEN



ALTERNATIVE VIEW



REAR VIEW OF THE 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 E. 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

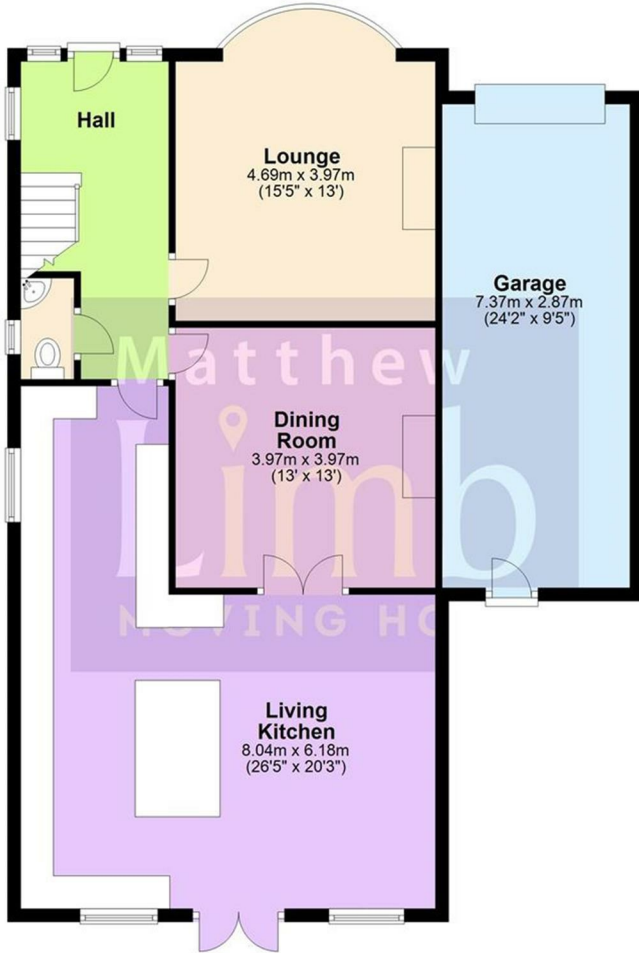
TIMEDAY/DATE

SELLERS NAME(S)



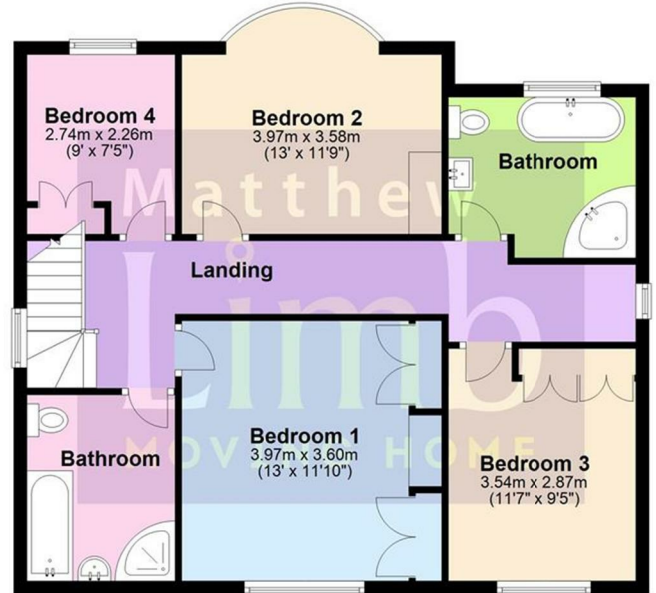
Ground Floor

Approx. 104.0 sq. metres (1119.1 sq. feet)




First Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



Total area: approx. 177.0 sq. metres (1904.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	80
England & Wales	EU Directive 2002/91/EC	

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