



Humber View, Swanland, North Ferriby, HU14 3ND

OCCUPYING A DISCREET PLOT IN SWANLAND - TAKE A LOOK AT THE FLOORPLAN TO SEE THE EXTENT OF THE ACCOMMODATION THIS PROPERTY OFFERS



If you are looking for space in one of the most desirable villages in the region then this substantial individual property provides over 4000 sq ft of living accommodation with six bedrooms and five bathrooms which includes a ground floor bedroom with facilities ideal for those with mobility issues. Featuring an impressive entrance, a 38ft lounge and a large open plan dining kitchen plus study, utility room, large conservatory and garden room. Early viewing highly recommended.

Location:

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Vestibule:

With archway to ...

Entrance Reception:

With fitted cloaks cupboards. Double doors to the inner hall.

Cloakroom/W.C.:

With wash hand basin.

Inner Hall:

With staircase to the first floor.

Lounge:

With walk-in bay window with double French doors. Feature Inglenook fireplace with woodburning stove.





Dining Room

Dining Kitchen:

Includes a comprehensive range of woodgrain finish floor and wall cabinets with complementing granite effect worktops in the kitchen area. Integrated appliances include built-in oven and hob plus microwave, American style refrigerator, dishwasher and single drainer sink unit.

Conservatory:

Enjoying an outlook over the garden with adjoining ...

Garden Room:

With connecting door to the dining kitchen.

Study

Utility Room:

L-shaped.

Ground Floor Bedroom:

With built-in cupboards and double doors to the ...,

Wet Room:

Which includes wet shower area, wash hand basin and low level w.c.

First Floor

Landing:

With built-in cylinder cupboard plus additional linen cupboard.

Master Bedroom:

With double French doors to a first floor south facing balcony.

Large Dressing Room:

With a comprehensive range of fitted open wardrobes.

En-suite Bathroom:

Fully tiled complementing a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 2:

With ...

En-suite Bathroom:

Which includes panelled bath, pedestal wash hand basin and low level w.c. plus heated towel rail.

Bedroom 3**En-suite Shower Room:**

Fully tiled complementing a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 4:

With recessed wardrobe.

Bedroom 5:

With recessed wardrobe.

Family Bathroom:

Includes a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.

Outside:

The property is approached via a pillared gateway with double wrought iron gates. The first portion of the drive is shared by a neighbouring property and leads to a spacious parking area. The gardens have been beautifully landscaped in a Japanese style with many interesting features including Japanese style bridge and pergola and various areas to enjoy the available sunshine. The gardens extend to the rear of the property which enjoys considerable privacy with a raised decking area, centre lawn and enclosed courtyard with hot tub.

Services:

Mains gas, water, electricity and drainage are connected to the property.

Central Heating:

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing:

The property has the benefit of UPVC double glazed windows.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*



Tenure:

The tenure of the property is freehold.

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

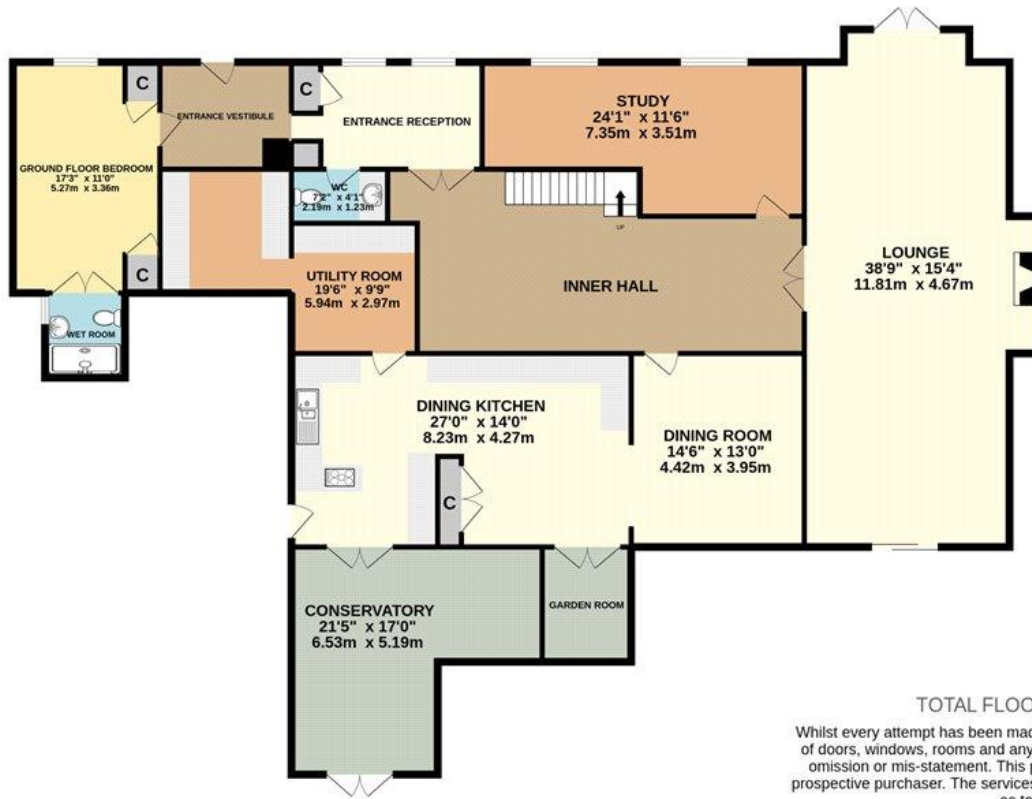
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Valuation/Market Appraisal:

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GROUND FLOOR
2696 sq.ft. (250.5 sq.m.) approx.



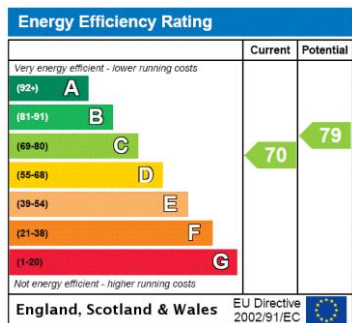
1ST FLOOR
1581 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA : 4277 sq.ft. (397.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

