72 Swanland Road, Hessle, HU13 0NJ

£320,000

TENURE
Freehold.

COUNCIL TAX
Band F.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

VIEWINGS
Strictly by appointment with the agent’s Hessle office.

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Dee Atkinson & Harrison
72 Swanland Road, Hessle

A DISTINCTIVE CHARACTER PROPERTY ON A PLOT OF ALMOST ONE QUARTER OF AN ACRE.

This individual detached house is constructed in a characterful cottage style and occupies very likely a double plot for this area, standing centrally in surrounding gardens which extend to 0.24 of an acre. The property has an attractive south or west aspect for the versatile living space which includes a potential downstairs double bedroom, with adjacent shower room. There is ample parking in addition to the attached garage which presents further potential for conversion or extension to the house, if required and potential exists for general further modernisation and decoration to suit a buyer’s requirements.

This position is only about half a mile out of the main shopping centre at Hessle Square, with quick access onto the A63 Boothferry Road leading into the city of Hull, the Humber Bridge and on to the M62.

THE ACCOMMODATION COMPRIZES:

GROUND FLOOR

ENTRANCE HALL
A staircase with spindled handrail leads off and there is a built-in shelved cupboard. Radiator.

SITTING ROOM
Features a limestone and marble-effect fireplace and front-facing bay window. Two radiators. A sliding glazed door screen opens to the...

GARDEN / DINING ROOM
French windows to the west elevation and double doors with feature coloured glass leaded lights open from the sitting room. Two radiators.

KITCHEN
A range of fitted cabinets include a low level island and worktops with single drainer sink, built-in electric oven and gas hob, plumbing for dishwashing machine and automatic washer, concealed gas central heating boiler and further built-in cupboard. Walk-in shelved pantry.

LIVING ROOM / BEDROOM FOUR
Brick open fireplace, shelved alcove cupboard and radiator.

SHOWER ROOM
With large level entry tiled shower enclosure including electric shower fitting and wall tiling. Pedestal wash-hand basin and low level toilet suite.

FIRST FLOOR

LANDING
Built-in double cupboard and radiator.

BEDROOM ONE
Built-in double wardrobe and radiator.

BEDROOM TWO
Front dormer window and side oriel window. Radiator.

BEDROOM THREE

BOX ROOM

BATHROOM
With a panelled bath and vanity wash-hand basin and electric towel rail. Airing cupboard with hot water tank (fitted electric immersion heater) and slatted shelving.

SEPARATE WC
Low level toilet suite.

OUTSIDE

ATTACHED GARAGE
Approached by a block-paved private driveway off Pulcroft Road which includes a turning and parking area for a number of vehicles and extends to create paths and a patio area.

GARDENS
Standing fairly centrally in the roughly one quarter of an acre plot, the house is surrounded by gardens which are mainly lawned with established borders and contained within boundaries of privet or leylandii hedging. There are two timber sheds.