



## 6 Swanland Hall

Hall Park, Swanland

HU14 3NW

Guide Price £350,000

\*\*\*P/X CONSIDERED FOR SMALLER PROPERTY!!\*\*\*

We are delighted to offer onto the market this luxury, 2 Bedroom, 2nd Floor Penthouse Apartment which forms part of an elegant Georgian Grade 2 Listed mansion which boasts some of its original features. The mansion stands in beautiful landscaped grounds together with private residents' parking and indoor swimming pool. Briefly the accommodation comprises of the following:- Main Entrance/Reception leading to 2nd floor landing area. Entrance Hall, beautiful Lounge, superb fitted Dining Kitchen, 2 Double Bedrooms (both with fitted furniture) and feature "Roman" style bathroom with roll top bath and separate shower cubicle. The apartment boasts many interesting features including high ceilings and also has the best views overlooking the grounds together with the Humber. There is an Indoor Heated Swimming Pool, extensive communal grounds and sweeping driveway via gated entrances in and out.



## Property Features

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- Luxury Penthouse
- 2 Double Bedrooms
- Gated Entrance
- Beautifully Presented
- Superb Grounds
- Indoor Swimming Pool
- P/X Considered for Smaller Property

## Full Description

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### LOCATION

Swanland Hall which is an elegant Georgian mansion and stands in beautiful landscaped grounds is located off Hall Park which is off Tranby Lane. The property is situated on the western side of Hull this much sort after village enjoys local amenities including local shops, school and public transport and conveniently located for Hull, Beverley, the Humber Bridge and the M62 Motorway.

### HOW TO GET THERE

Hall Park is situated off Tranby Lane, Swanland (B1231). On entering Hall Park continue just a short distance down where Swanland Hall is situated on the left hand side.

### THE ACCOMMODATION COMPRISES

### OPEN CANOPIED PORCH

### MAIN ENTRANCE HALL/RECEPTION

Via main entry door feature staircase which leads to 2nd floor landing area which leads to Apartment 6 only. Features to the landing include a stained arch glass window, picture friezes, dado rail, cornice and rose to the ceiling and a spindled balustrade.

### PRIVATE ENTRANCE RECEPTION

3.40m(11'2") x 2.67m(8'9")

With entry door, cornice to the ceiling, arched niche to the wall, dado rail, art feature and central heating radiator.

### LOUNGE

4.70m(15'5") x 5.46m(17'11")

With feature "Louis" style fire place having living coal flame gas fire, two multi-paned sash windows which overlook the front, two double central heating radiators, feature ceiling, dado rail, TV point, telephone point and decorative cornice to the ceiling.

### LUXURY DINING/KITCHEN

5.26m(17'3") x 3.96m(13'0")

Boasting a range of good quality fitted units, base and wall-mounted including worktop surface areas and recess lighting with tiled surrounds, extractor/cooker hood, built-in wine rack, original fireplace and dog grate, one and a half bowl resin sink and drainer with mixer tap, decorative cornice to the ceiling, two single central heating radiators, multi-paned sash window which overlooks the rear with pelmet over, recess spotlight fittings, TV and telephone points, plumbing for automatic washing machine and dishwasher and boiler servicing central heating and hot water within housing unit.

### LUXURY MASTER BEDROOM

4.62m(15'2") x 4.72m(15'6")

With built-in furniture to include wardrobes, overhead cupboards, dressing table unit with pelmet and lighting, two multi-paned sash



# Full Description

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windows which overlook the front having pelmets, two double central heating radiators, dado rail and picture friezes .

## BEDROOM 2

3.99m(13'1") x 4.34m(14'3")

With good quality range of fitted furniture including built-in wardrobes, draw compartments, one side of the bedroom comprises of a study area, multi-paned sash window which overlooks the rear, panelling to walls, dado rail and picture frieze, rose and cornice to the ceiling, TV point.

## LUXURY BATHROOM

3.25m(10'8") x 3.25m(10'8")

With has a "Roman" theme and includes a roll top bath, lions head water feature over, pedestal wash hand basin, bidet, low level WC and separate shower cubicle, complimentary fitted storage area with window style seat, three mirrored arched features and lighting, walls are fully tiled, multi-paned sash window which overlooks the front, double central heating radiator and spotlights to the ceiling.

## OUTSIDE

This Grade II Listed building stands in superb landscaped grounds and accessed by electronic opening gates which lead to a sweeping driveway lead to residents' parking area and water fountain feature. Communal grounds extend to the front, side and rear with many interesting features including a continental terrace patio area great for entertaining in the summer months.

## INDOOR SWIMMING POOL

There is an indoor swimming pool which forms part of the property which is located in the basement, a feature which is shared by the owners of all 8 apartments. There is also a private storage cupboard belonging to Apartment 6 which is situated on the first floor landing area.

## ESTATE AGENTS ACT 1979

In accordance with Section 21 of the Estate Agent Act 1979, we declare that

there is a personal interest in the sale of this property. The property is being sold by a staff member within Neil Kaye Estate Agents.

## NB

Please be aware that no pets are allowed within the property.

## TENURE

We believe the Tenure of this property to be Leasehold (to be confirmed by Vendors Solicitors). We understand that the Lease runs from 12/4/1995 for a period of 999 years. The current service charge is £400 per month.

## VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.

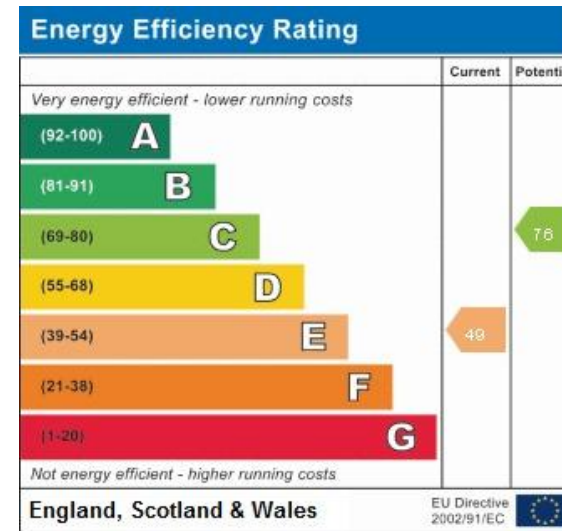








All measurements are approximate and for display purposes only



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