



1 West Wold, Swanland

£545,000

A most desirable residence positioned in one of Swanland's premier locations. This 5 Bedroom home offers extensive family living space

INTRODUCTION

This appealing residence is situated in one of Swanland's most desirable locations. "Grimston Garth" is a beautiful individual home which boasts many features of character including exposed beams and a fabulous inglenook fireplace, all this despite its relatively modern construction. The accommodation is arranged over two floors and totals approximately 2400 sq ft of well presented living space all in keeping with the design of the property. A spacious Reception Hall welcomes you to the property with a staircase opening to a galleried landing above. The extensive living space include the large Living Room with inglenook fireplace, separate Dining Room with a Study and opening to the Conservatory. Additional living space is provided by the Snug which overlooks the front of the property. The Breakfast Kitchen is positioned to the rear of the property and has Utility Room off whilst enjoying views of the manicured rear garden. At first floor level there are 5 Bedrooms, the master of which is a particular feature having a vaulted ceiling and benefits from a modern En-Suite in addition to the family Bathroom.

Outside the property provides excellent parking provisions and has a garage plus integral carport. There are delightful gardens to the front and rear which have been thoughtfully landscaped and

LOCATION

The picturesque village of Swanland is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/ M62 motorway link. There are train stations at nearby villages of North Ferriby & Brough.

ACCOMMODATION

The spacious and individual accommodation is arranged over two floors and extends to approximately 2400 sq. Ft

GROUND FLOOR

RECEPTION HALL 15'2 x 13'2 (4.62m x 4.01m)

A solid wood door opens to a beautiful and most welcoming Reception Hall which gives early

indication of what this fabulous home has to offer. A tiled floor runs throughout and a staircase leads up to the first floor where there is a galleried landing. There are exposed beams and pillars, recessed spotlights and a cloaks cupboard is situated to one corner

W.C.

A WC is located off the Reception Hall and features a two piece white suite comprising WC and pedestal wash basin. There is partial tiling and a window to the side elevation

SITTING ROOM 16'8 x 22'7 (5.08m x 6.88m)

With windows to three sides, this light and airy room features an impressive inglenook style fireplace with a raised tiled hearth and housing a living flame gas fire in cast grate. There are exposed beams to ceiling and pillars

DINING ROOM 15'4 x 19'2 (4.67m x 5.84m)

Filled with great charm and character, featuring an exposed brick wall with inset log burning stove, beams to the ceiling and supporting pillars. A window is positioned to the side elevation and double doors lead through to the conservatory

STUDY 8'6 x 7'4 (2.59m x 2.24m)

Accessed via the Dining Room, with a window to the side elevation and a beamed ceiling



CONSERVATORY 9' x 10'10 (2.74m x 3.30m)

This fabulous addition to the property is accessed via double doors from the Dining Room and enjoys views of the rear garden. Having been designed and installed by Aurora Conservatories of York, it features a tiled flooring, glazed roof and double doors with windows out to the garden

SNUG 11'1 x 9'4 (3.38m x 2.84m)

The cosy Snug overlooks the front garden and has a beamed ceiling

BREAKFAST KITCHEN 13'8 x 20'7 (4.17m x 6.27m)

The kitchen is fitted with a comprehensive range of limed oak wall and base units with work surfaces and a tiled splashback. There is a 1 ½ bowl ceramic sink unit with drainer, integrated appliances include a double oven, five ring induction hob with a concealed filter hood above, fridge and dishwasher. There are recessed spotlights to the ceiling and exposed beams with supporting pillars. A series of windows over look the rear garden and double doors give access to the rear. There is ample area for a dining table and chairs in addition to a breakfast bar. A tiled floor runs throughout

UTILITY ROOM 10'7 x 7'2 (3.23m x 2.18m)

With fitted units matching those of the Kitchen, work surfaces with a sink and drainer, additional oven, space and plumbing for an automatic washing machine. A window is to the side elevation, a stable door opens to the rear and a cupboard houses a modern Ideal Logic gas fired boiler

FIRST FLOOR

GALLERIED LANDING

A real feature of the property, this galleried landing provides access to the accommodation at first floor level

BEDROOM 1 13'10 + Wardrobes x 15' (4.22m +Wardrobes x 4.57m)

A spacious double Bedroom with a wall of fitted wardrobes and a spectacular vaulted ceiling with

exposed beams and supporting pillar. A window is to the front elevation and there are En-Suite facilities off

EN-SUITE 5'6 x 7'4 (1.68m x 2.24m)

A modern En-Suite shower room comprising twin wash basins with matching mirrors, WC and plumbed shower cubicle. There is tiling to the walls and a window to the side elevation

BEDROOM 2 9'9 x 14'10 (2.97m x 4.52m)

A double Bedroom with dormer style window to the rear elevation, exposed beams to the ceiling with pillars and a built in wardrobe/cupboard

BEDROOM 3 9'9 x 9'3 (2.97m x 2.82m)

With a window to the front elevation

BEDROOM 4 7'1 x 11'5 (2.16m x 3.48m)

With a dormer style window to the rear elevation and a beamed ceiling with supporting pillar

BEDROOM 5 7'6 x 11'1 (2.29m x 3.38m)

With a Velux skylight and a beamed ceiling

BATHROOM 8'9 x 9'3 (2.67m x 2.82m)

Fitted with a modern 4 piece suite comprising corner bath, WC, wash hand basin and a plumbed shower cubicle. There is partial tiling, a heated towel rail, window to the side elevation and a beamed ceiling

OUTSIDE

FRONT

A walled frontage allows access to the driveway. Manicured lawns and are with ornamental borders and planting beds

REAR

The delightful rear garden has been thoughtfully landscaped and well tended with a circular lawn surrounded by ornamental borders, circular patio and a rectangular pond with water feature

GARAGE, DRIVE & CARPORT

The property provides excellent parking with a large driveway and has a garage in addition to an integral

carport. The garage features a remote roller shutter door, light and power supply

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas 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 sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - The property lies within Band G (East Riding Of Yorkshire Council)

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AGENTS NOTE - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

VIEWING

Strictly by appointment with the sole agents

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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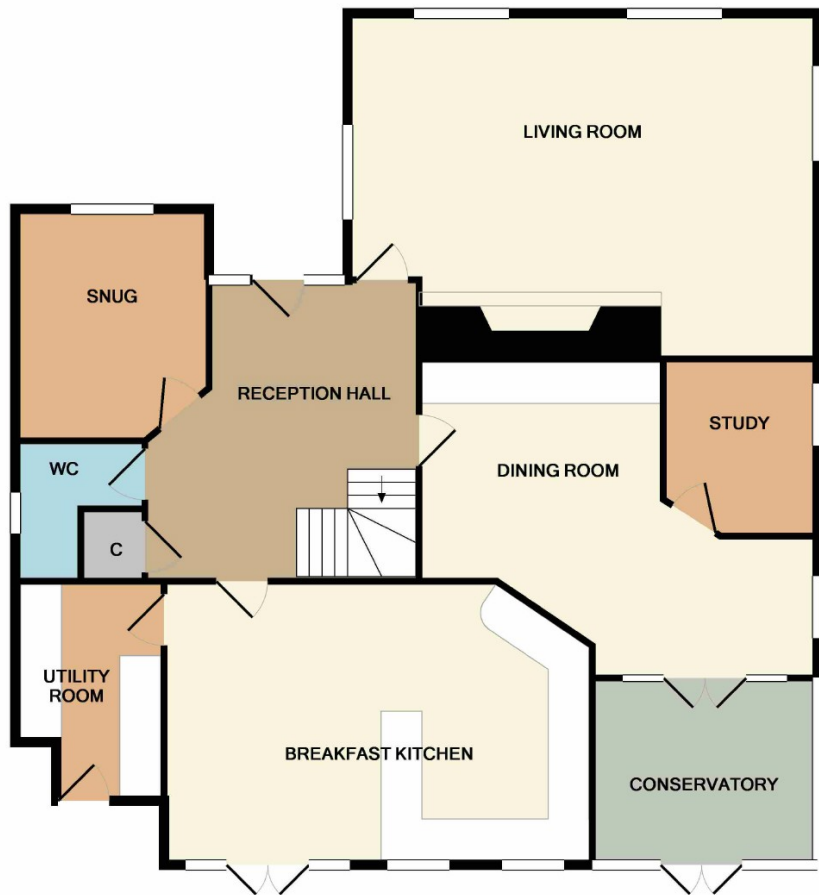
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Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100





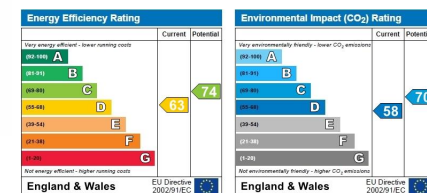


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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