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Matthew
Limb
MOVING HOME



13 Manor Road, Swanland, East Yorkshire, HU14 3NZ

- 📍 Sought After Location
- 📍 Extended Detached House
- 📍 Walk Into Condition
- 📍 Five Good Bedrooms
- 📍 Two Large Receptions
- 📍 Breakfast Kitchen
- 📍 Gardens and Garage
- 📍 EPC = D

£389,950

INTRODUCTION

Standing on the southern side of Manor Road between Kemp Road and Wets Leys Road is this very well proportioned 5 bedroomed detached property. Having undergone extension and modernisation in recent times the property offers most appealing family accommodation presented in walk into condition. At ground floor level there is an entrance lobby with cloaks/W.C, entrance hall, spacious lounge and a large rear dining room/sitting room. A particular feature of this fine home is the large and well equipped breakfast kitchen with a host of integrated appliances. At first floor level, there are five good bedrooms and a modern bathroom with shower facility. The accommodation boasts central heating, double glazing and a burglar alarm system is installed. A loft ladder leads up to the boarded loft area which has a 'Velux' window. An approach driveway provides parking and leads to the single garage and gardens are laid out to front and rear which itself enjoys a southerly aspect and is not directly overlooked.

LOCATION

Manor Road lies between Kemp Road and West Leys Road. Swanland is one of the area's premier locations and has an attractive village centre where a number of shops are to be found including a post office, butchers, doctor's surgery, chemist, convenience store. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field.

The village also has a well reputed junior/primary school which lies a short walk away with secondary schooling at the nearby South Hunsley School. A number of public schools are also available.

Convenient access to the A63 leads to the Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approx 15 minutes distant at Brough which provides intercity connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

With door to hallway and cloaks/W.C.

CLOAKS/W.C

With low level W.C and wash hand basin.

ENTRANCE HALL

With stairs leading to the first floor off.



LOUNGE

20'5" x 12'10" approx (6.22m x 3.91m approx)

With picture window to the front. The focal point of the room is a feature contemporary fire surround with marble hearth and backplate housing a cobble effect living flame gas fire. Double doors lead through to the dining/sitting room.



ALTERNATIVE VIEW



DINING/SITTING AREA

18'7" x 11'1" approx (5.66m x 3.38m approx)

With laminate flooring, window and double doors to the rear garden. Recessed down lighters to the ceiling.



BREAKFAST KITCHEN

21'9" x 10'6" approx (6.63m x 3.20m approx)

Measurements extending to 17'1" x 9'6". Being a particular feature of the property this large kitchen area is fitted with an extensive range of contemporary base and wall mounted units with rolltop work surfaces and an inset one and a half sink and drainer unit. There is an integrated oven, five ring gas hob with stainless steel splashback behind, chimney style extractor hood, dishwasher, fridge freezer and washing machine. Window to rear and external access door to side.



ALTERNATIVE VIEW



LANDING

With window to the front elevation and loft access hatch with pull-down ladder leading to part boarded roof space with Velux window.



BEDROOM 1

12'11" x 11'0" approx (3.94m x 3.35m approx)
With window to front elevation.



BEDROOM 2

11'2" x 10'6" approx (3.40m x 3.20m approx)
With window to rear elevation.



BEDROOM 3

11'1" x 8'9" approx (3.38m x 2.67m approx)
With window to front elevation.



BEDROOM 4

9'9" x 9'6" approx (2.97m x 2.90m approx)
With window to rear elevation.



BEDROOM 5

9'1" x 7'7" approx (2.77m x 2.31m approx)
Window to side elevation.



BATHROOM

With modern four piece suite comprising low level W.C, wash hand basin, panelled bath, shower cubicle, tiling to the walls, recessed downlighters.



OUTSIDE

A driveway adjacent to the front garden leads onwards to the integral garage single garage. The rear garden enjoys a southerly aspect and is not directly overlooked. There is a lawn and shrub borders.



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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

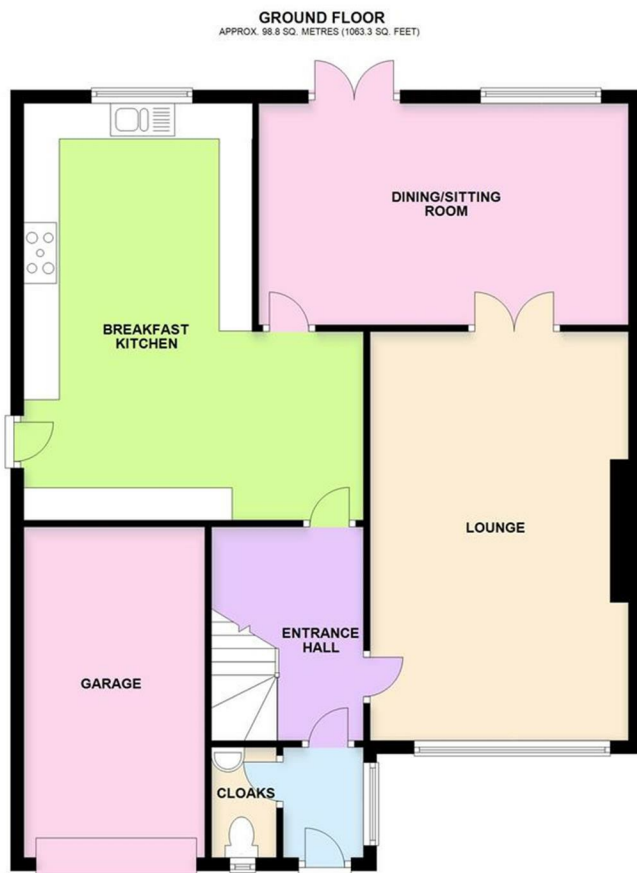
Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





TOTAL AREA: APPROX. 166.4 SQ. METRES (1791.4 SQ. FEET)
13 MANOR ROAD, SWANLAND

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	