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Matthew
Limb
MOVING HOME



2 Kemp Road, Swanland, East Yorkshire, HU14 3LT

- 📍 Unique Detached House
- 📍 Central Village Location
- 📍 Large Lounge
- 📍 Dining Kitchen
- 📍 2/3 Bedrooms
- 📍 Further Potential
- 📍 Off street parking/Garden
- 📍 EPC = D

£285,000

INTRODUCTION

This truly unique detached house stands in the centre of the village within the Conservation Area and has views to the front across the bowls and tennis club. At around 1,275 sqft of accommodation, the property affords plenty of scope to create a more conventional layout, particularly upstairs as there are currently 2 double bedrooms, a store room (which with a velux roof light would become a further bedroom) and a huge bathroom. A reconfiguration could provide more bedrooms and there is also potential to exploit the loft space, subject to appropriate permissions. The property has the benefit of gas fired central heating. Outside a gated entrance from Kemp Road opens to a paved off street parking/garden area which is walled and has a south facing aspect. In all a very interesting opportunity of which early viewing is strongly recommended.

LOCATION

Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers, doctors surgery and chemist. There are a number of amenities and recreation facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 10 minutes driving distance away in Brough providing inter city connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

20'0" x 6'8" approx (6.10m x 2.03m approx)
With staircase leading to first floor.

CLOAKS W.C

With low level W.C and wash hand basin.

LIVING ROOM

21'8" x 13'1" approx (6.60m x 3.99m approx)
With windows to both front and side elevations and double doors open out to the paved garden.



DINING KITCHEN

18'0" x 14'3" approx (5.49m x 4.34m approx)
Reducing to 10'7" approx.

With windows to front side and rear elevations. The kitchen has a range of fitted base and wall mounted units with work surfaces, sink and drainer, oven, microwave, 4 ring gas hob with filter hood above, plumbing for a dishwasher and automatic washing machine. There is a tiled surround and tiling to the floor.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With access to roof void.

BEDROOM 1

13'1" x 11'0" approx (3.99m x 3.35m approx)
Up to fitted wardrobes.

Windows to the front and side elevations.



BEDROOM 2

13'3" x 8'2" approx (4.04m x 2.49m approx)
With window to side elevation.



STORE/POTENTIAL BEDROOM 3

7'9" x 6'8" approx (2.36m x 2.03m approx)

Currently without window but with the addition of a velux roof light (subject to appropriate permission) this would become a functionable bedroom.

BATHROOM

13'7" x 12'8" approx (4.14m x 3.86m approx)

This very large bathroom could be sub-divided however currently provides a luxurious space with suite comprising a shaped bath, low level W.C, shower enclosure and a wash hand basin upon a plinth with mirror above. There is a tiled surround and floor, heated towel rail.



OUTSIDE

A dropped curb to Kemp Road gives access to a gated entrance into a block set parking area/garden space which is a southerly aspect and has a wall surround.



VIEW TO THE FRONT



GLAZING

The property has single glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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)



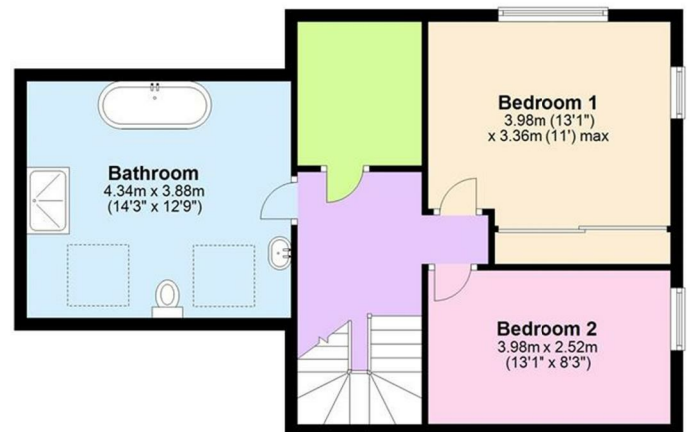
Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)




First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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		77
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	