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Matthew  
**Limb**  
MOVING HOME



*Cleveland Cottage, 44 West End, Swanland, East Yorkshire, HU14 3PE*

- 📍 Superb Detached Cottage
- 📍 Luxuriously Appointed
- 📍 Great Appeal
- 📍 4 Good Bedrooms
- 📍 Excellent Living Space
- 📍 Stunning Landscaped Garden
- 📍 Detached Double Garage
- 📍 EPC - D

**£470,000**

## *INTRODUCTION*

Cleveland Cottage is a simply stunning detached cottage which stands proudly on the street scene of West End, close to the picturesque village centre. Significantly enhanced and refurbished in recent times by the current owners, this beautiful home has great appeal and an extensive range of accommodation. Outside, there is a delightful landscaped garden with many areas of interest and a rear driveway provides parking and access to the detached double garage. The accommodation boasts gas fired central heating, security alarm and a combination of uPVC framed and sealed unit double glazing. At ground floor features include a superb lounge with roaring log burner and dining area off, elegant sitting room, good sized kitchen with central island plus a large separate utility room and downstairs cloaks/WC. At first floor are a series of good sized bedrooms, the main having the additional benefit of a dressing room and stylish ensuite shower room. There is also a separate family bathroom.



In all, a beautiful home of which early viewing is strongly recommended.

## *LOCATION*

The property stands in a particularly attractive street scene, with West End being home to many period properties and homes of distinction. Cleveland Cottage fronts the pavement and is located at the junction with Queensbury Way.

Swanland has an attractive centre where a number of shops can be found including a butchers, doctors surgery, chemist and convenience store/Post Office. 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 with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE LOBBY*

With tiled floor and door to:



### *LOUNGE*

14'5" x 13'0" approx (4.39m x 3.96m approx)

A beautiful lounge which has a roaring log burner fitted to the chimney breast, bespoke cupboard to alcove and a tiled floor runs throughout. There is a wall mounted TV point, window to the front elevation and a wide opening leads to the dining area.



### *LOUNGE - ALTERNATIVE VIEW*



### *DINING AREA*

13'2" x 6'1" approx (4.01m x 1.85m approx)

With replacement uPVC windows and central door opening out to the garden.



### *SITTING ROOM*

14'7" x 13'0" approx (4.45m x 3.96m approx)

An elegant room with windows to both front and side elevations, a period fireplace housing a cast open fire and TV point.



### *REAR LOBBY*

With tiled flooring, window to the side elevation and further external access door leading out to the rear.

### *REAR HALLWAY*

With staircase leading to the first floor off, understairs cupboard and a further access door out to the rear garden.

### *KITCHEN*

13'0" x 12'10" approx (3.96m x 3.91m approx)

A superb kitchen having a range of fitted wall and floor units with oak work surfaces, undercounter one and a half sink with mixer tap, integrated double oven, four ring gas hob with stainless steel back and extractor hood above, integrated dishwasher and fridge freezer and concealed lighting. There is a central island with granite work top and recessed sitting area, TV point, tiling to the floor, recessed downlighters to ceiling and windows to both front and side elevations.



### *UTILITY ROOM*

14'8" x 6'5" approx (4.47m x 1.96m approx)  
Having a range of fitted units with work surfaces, ceramic sink, plumbing for automatic washing machine, space for a tumble dryer, integrated fridge/freezer, wall-mounted Ariston gas-fired combi boiler and windows overlooking the rear garden.



### *CLOAKS/WC*

With low level WC and wash hand basin, half tiling to walls and tiled floor. Window to the side elevation.

### *FIRST FLOOR*

### *LANDING*

With loft access hatch with pull-down ladder leading to boarded loft area with light connected.



### *BEDROOM 1*

13'6" x 12'10" approx (4.11m x 3.91m approx)

With TV point and window to the front elevation. Opening through to:



### *DRESSING ROOM*

Having a range of fitted furniture comprising wardrobes and a dressing table. Window to the rear. Recessed spotlights.



### *ENSUITE SHOWER ROOM*

Contemporary ensuite comprising a shower enclosure with rain head shower, fitted furniture with inset wash hand basin and concealed flush WC. Tiling to the walls, heated towel rail, mirror/light with built-in shaver socket and feature flooring.



### *BEDROOM 2*

14'7" x 13'5" approx (4.45m x 4.09m approx)  
With TV point and windows to both front and side elevations.



### *BEDROOM 3*

14'0" x 10'0" approx (4.27m x 3.05m approx)  
Window to front elevation.



### *BEDROOM 4*

17'7" x 6'7" approx (5.36m x 2.01m approx)  
uPVC window to rear elevation.



### BATHROOM

With contemporary suite comprising bath with shower over and screen, fitted furniture with inset wash hand basin and concealed flush WC. Tiling to walls, heated towel rail and feature flooring.



### OUTSIDE

The property stands in a particularly attractive street scene, with West End being home to many period properties and homes of distinction. Cleveland Cottage fronts the pavement and is located at the junction with Queensbury Way. Beautifully landscaped, the rear garden has many areas of interest with paved paths and patio areas, ornamental pond, lawns and attractive shrubbery. The rear garden is enclosed with fenced boundaries and pedestrian gates from the driveway and onto Queensbury Way. A block paved driveway from Queensbury Way provides good off street parking and access to the large detached double garage.



### OUTSIDE - ALTERNATIVE VIEW





### REAR VIEW OF PROPERTY



### LARGE DOUBLE GARAGE

Accessed from Queensbury Way, there is a block paved driveway providing good off-street parking and giving access to a double detached garage with electric auto garage door, personal door to garden, power, light and electric heater connected, loft access hatch with pull-down ladder leading to boarded loft/storage area with light.



### 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 LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





**Ground Floor**

Approx. 85.7 sq. metres (922.2 sq. feet)




**First Floor**

Approx. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 164.5 sq. metres (1771.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	