



Woodleigh, 2 Swanland Garth, North Ferriby, East Yorkshire, HU14 3LL

- 📍 Superb Detached Bungalow
- 📍 River Views
- 📍 Excellent Location
- 📍 Landscaped Grounds
- 📍 3 Ensuite Bedrooms
- 📍 Study Area
- 📍 Double Garage
- 📍 EPC = E

Offers Over £570,000

INTRODUCTION

Woodleigh is a superb and unique detached bungalow which enjoys some fabulous views of the Humber Estuary and iconic Humber Bridge. The property is located in the exclusive cul-de-sac of Swanland Garth, which comprises a selection of fine detached residences and is situated off Swanland Hill between the villages of North Ferriby and Swanland. In addition to the views enjoyed from the property and its grounds, you cannot fail to be taken aback by the panoramic vista available across the river and beyond when you exit the cul-de-sac. The property itself provides an excellent range of accommodation with its three ensuite bedrooms, study area, beautiful lounge, sunroom and the heart of the home is the living kitchen.

Outside there are two driveways providing generous parking and there is a double garage. The southerly facing rear gardens have a combination of terraces, lawns and mature borders which provide many areas of interest. In all a most appealing home of which early viewing is strongly recommended.

LOCATION

Swanland Garth is an exclusive cul-de-sac setting comprising many fine homes of distinction, situated off Swanland Hill which runs between the well renowned local villages of North Ferriby and Swanland. This area is one of the region's most desirable districts and also benefits from a range of local shops, amenities and well reputed schools, both public and private. Convenient access can be gained to the A63 leading into Hull city centre to the east or the national motorway network to the west. There is a mainline railway station situated in the village of North Ferriby with more regular stops at the nearby village of Brough. Convenient access can also be gained to the Humber Bridge which leads to North Lincolnshire and Humberside Airport.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY



LIVING KITCHEN

28'8" x 9'10" approx (8.74m x 3.00m approx)

Delightful room incorporating a kitchen and sitting/dining area. The kitchen features an excellent range of oak fronted units, marble work surfaces and an inset one and a half sink and drainer. There is an integrated dishwasher, space for a range cooker with extractor hood over and plumbing for a dishwasher. Tiled surround, travertine tiled flooring. Recessed downlighters to ceiling. Windows overlook the front garden. Feature internal glazing gives use through to the living room.



LIVING KITCHEN - ALTERNATIVE VIEW



LIVING ROOM

23'8" x 13'10" approx (7.21m x 4.22m approx)

A lovely room with an aspect across the rear garden and a sliding door opening out to a south west terrace. The focal point of the room is a marble hearth housing a grand open cast grate. The room is accessed via double doors from the inner hallway.



SUN ROOM

11'5" x 8'8" approx (3.48m x 2.64m approx)

With windows and door out to the rear patio. The room provides fabulous views across the gardens and towards the River Humber.



UTILITY ROOM

6'10" x 6'6" approx (2.08m x 1.98m approx)

With fitted units, one and a half sink and drainer unit, plumbing for automatic washing machine.

CLOAKROOM

Situated off the inner hallway with low level W.C, wash hand basin and tiling to the floor.

STUDY AREA

6'7" x 6'2" approx (2.01m x 1.88m approx)

With window overlooking the rear terrace.



BEDROOM 1

12'1" x 19'3" approx (3.68m x 5.87m approx)
Into deep bay window which has a westerly aspect. There is also a window to the south providing an aspect into the garden.



ALTERNATIVE VIEW



DRESSING AREA

With fitted wardrobes having sliding mirrored doors.

EN-SUITE SHOWER ROOM

With suite comprising low level W.C, bidet, large shower area with multi jet shower system, wash hand basin and tiled surround and floor. Heated towel rail.



BEDROOM 2

14'7" x 13'0" approx (4.45m x 3.96m approx)
(Situated off the entrance lobby).

This superb suite has a large picture window which provides views to the south across the terrace and onwards towards the River Humber.



EN-SUITE BATHROOM

With suite comprising low level W.C, wash hand basin, bath and walk-in shower area. Tiling to the walls and floor. Heated towel rail.



BEDROOM 3

10'8" x 15'3" approx (3.25m x 4.65m approx)
Into deep bay window to westerly elevation.

Fitted wardrobes running to one wall.

EN-SUITE SHOWER ROOM

With low level W.C, wash hand basin and shower cubicle.

OUTSIDE

The property has a wide frontage to the exclusive cul-de-sac of Swanland Garth with well tended gardens flanked by two separate driveways, one providing access to the double garage and the other is block set providing excellent parking and access through double gates to the rear terrace. The main gardens extend to the rear of the property and have been landscaped over the years to provide many areas of interest. There are a number of paved terraced areas, providing spectacular views towards the Humber Estuary and iconic Humber Bridge. The gardens also include mature borders providing seclusion, lawns, rockeries and a large garden shed to one corner.



OUTSIDE - ALTERNATIVE VIEW



OUTSIDE - ALTERNATIVE VIEW



SIDE PAVED AREA



FRONT GARDEN



DOUBLE GARAGE

35'5" x 15'4" approx (10.80m x 4.67m approx)

With up and over access door and a power and light supply installed.

REAR OF TERRACE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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 30 June 2021

If you purchase a residential property between 8 July 2020 to 30 June 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 30 June 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

From 1st July to 30th September The Zero Rate is on property up to £250,000

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor
Approx. 197.7 sq. metres (2127.9 sq. feet)



Total area: approx. 197.7 sq. metres (2127.9 sq. feet)

