



Wood View, Swanland, HU14 3RQ
£230,000

Philip
Bannister
Estate & Letting Agents

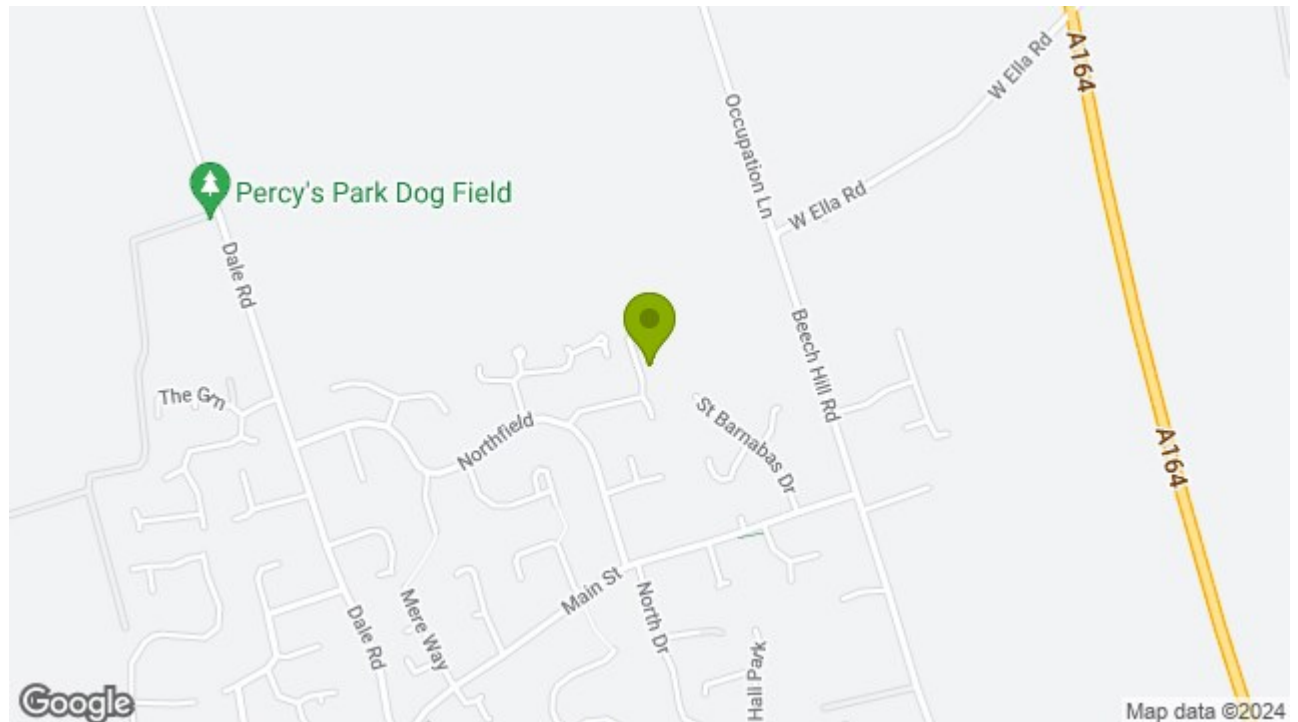
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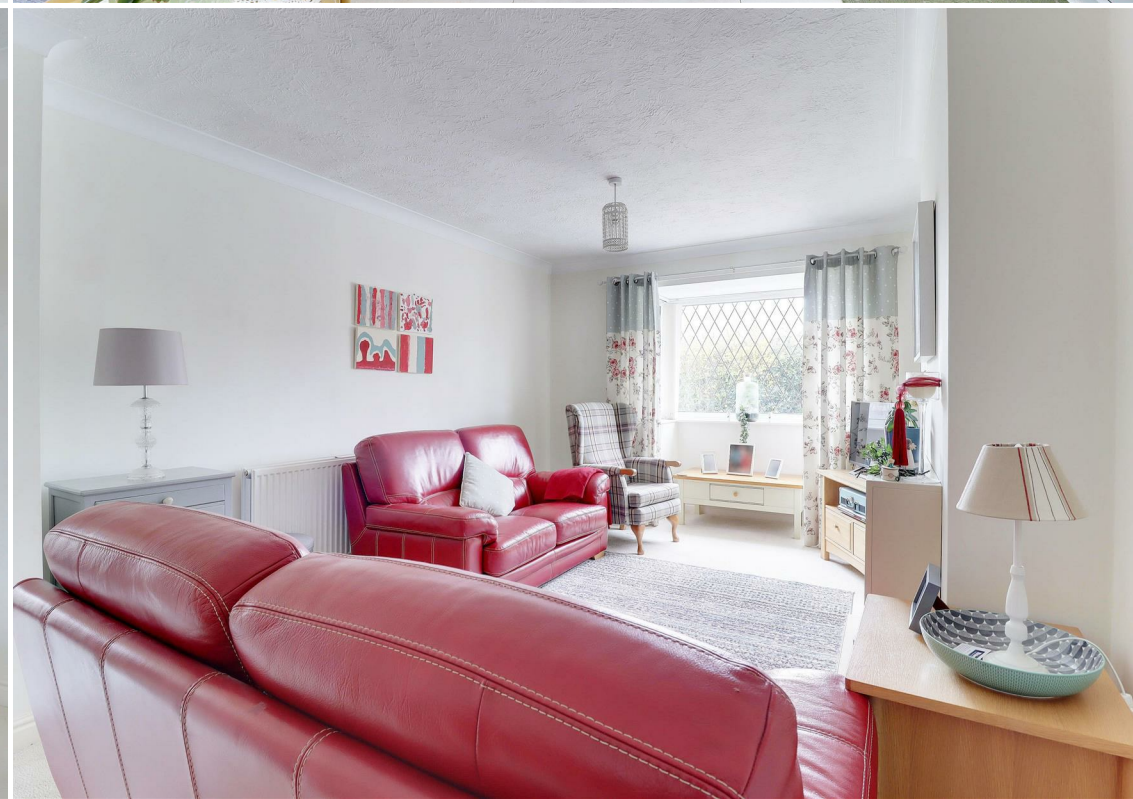
Nestled within the picturesque confines of a highly sought-after village, this semi-detached bungalow stands as a testament to the current occupier. Immaculately presented throughout and boasting a welcoming entrance hall, spacious bay fronted lounge, a modern fitted kitchen complete with a range of appliances, two generously proportioned bedrooms, one tastefully fitted and the second leading to conservatory which overlooks the well tended and private rear garden. A contemporary bathroom completes the interior. Outside, the property is complemented by a private side drive leading to a garage, affording ample parking for multiple vehicles.

Key Features

- Attractive True Bungalow
- 2 Double Bedrooms (1 Fitted)
- Spacious Lounge
- Modern Fitted Kitchen
- Contemporary Bathroom
- Conservatory
- Private Driveway & Garage
- Beautiful Landscaped Garden
- Excellent Privacy To The Rear
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCATION

Swanland has an attractive centre with a pond and a number of shops can be found including a post office, butcher's, doctor's surgery, chemist, public house and convenience store. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field. There is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west. A mainline railway station lies approximately 6 miles away in Brough providing intercity connections.

ACCOMMODATION

The property is arranged over a single ground floor and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a built-in storage cupboard and access to the internal accommodation.

LOUNGE

18'4 + bay x 10'10 (5.59m + bay x 3.30m)

A well proportioned bay fronted reception room with a feature fireplace housing a stylish fire. There space for a three piece suite.

KITCHEN

12'7 x 7'9 (3.84m x 2.36m)

The kitchen features a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A ceramic sink unit sits beneath a window to the front elevation and integral appliances include an oven, ceramic hob, extractor hood, fridge freezer and a dishwasher.

There is a second window to the side elevation and tiling to the floor.

BATHROOM

A modern bathroom which is fitted with a three piece suite comprising WC, wall mounted wash basin and a panelled bath with shower attachment. There is tiling to the walls and a window to the side elevation.

BEDROOM 1

11'3 + wardrobes x 9'5 (3.43m + wardrobes x 2.87m)

A good sized double bedroom with fitted mirror fronted wardrobes and a window to the rear elevation.

BEDROOM 2

9'1 x 8' (2.77m x 2.44m)

The second bedroom offers excellent versatility as it is currently used as a dining room. There is a window to the side elevation and a door leading to:

CONSERVATORY

10'2 x 10'2 (3.10m x 3.10m)

This delightful brick base and uPVC conservatory enjoys views of the garden and French doors opening out to the side.

OUTSIDE

FRONT & SIDE

To the front of the property there is a gravelled garden which continues and forms a driveway through a wrought iron gate to the side of the property. It offers excellent off street parking and leads to a garage.

REAR

The attractive rear garden is well tended and is mainly laid to lawn. There are a range of established

planting beds and a gravelled footpath leading to the garage and beyond.

GARAGE

A brick built detached garage with an up and over door, light and power. To the side there is a personnel door which can be accessed via the garden.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property. There is internet connection within the vicinity, however the current owner does not have it connected.

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 PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold.

VIEWINGS

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 in-house Mortgage Advice without any obligation. 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 Licensed 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.

AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd 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. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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