



Hall Park, Swanland, HU14 3NL
Auction Guide £390,000


**Philip
Bannister**
Estate & Letting Agents

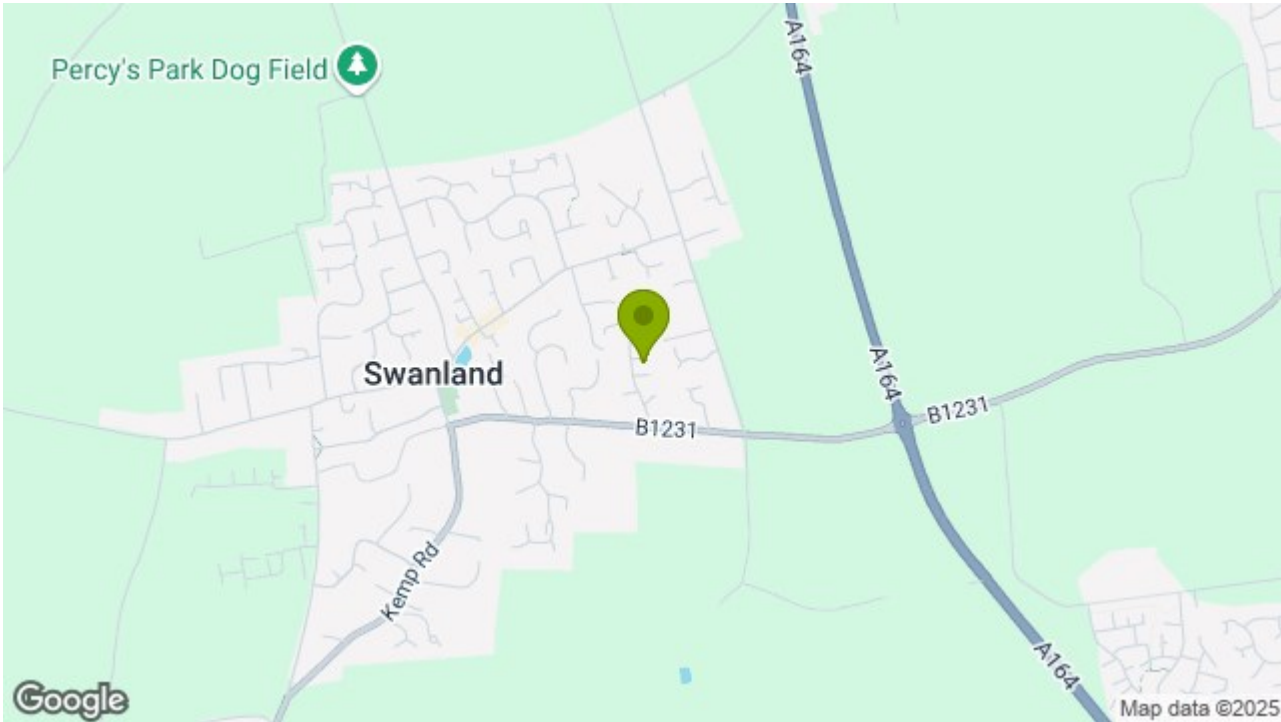
Hall Park, Swanland, HU14 3NL

Key Features

- NO CHAIN
- Detached Home With Scope For Improvement
- Private Gardens With A Southerly Rear Aspect
- 3 Bedrooms
- Spacious Lounge & Dining Room
- Fitted Kitchen With Breakfast Room & Utility
- Detached Double Garage
- Cul-De-Sac Location
- EPC = D / Council Tax = F
- For Sale by Modern Auction – T & C’s apply • Subject to Reserve Price • Buyers fees apply • The Modern Method of Auction

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
EU Directive 2002/91/EC		
England & Wales		

Nestled within a small cul-de-sac in the highly sought-after village of Swanland, this detached three-bedroom home offers an exceptional opportunity for buyers to make it their own. With no onward chain, the property boasts mature gardens on three sides, including a delightful southerly rear aspect. The ground floor features an entrance hall with a cloakroom/WC, a spacious lounge, a dining room, and a kitchen that opens into a breakfast room, complemented by a separate utility room. Upstairs, there are three well-proportioned bedrooms, including a primary bedroom with a large en-suite and a family bathroom. Outside, in addition to the gardens, the home benefits from a detached double garage and double driveway.





AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION

Arranged over two floors, comprising:

GROUND FLOOR

ENTRANCE HALL

Accessed from the front of the property, having laminate wood flooring and a staircase leading to the first floor. Cloakroom off:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin.

LOUNGE

24'0" x 14'1" (7.32 x 4.29)

A spacious reception room with sliding doors opening to the garden. There is a feature fireplace housing a gas fire.

DINING ROOM

12'0" x 11'6" (3.66 x 3.51)

With laminated wood flooring and sliding patio doors opening to the garden.

KITCHEN

6'9" x 11'7" (2.06 x 3.53)

The fitted Kitchen comprises a comprehensive range of wall and base units mounted with contrasting work surfaces and a tiled splashback, 1 ½ bowl sink unit with mixer tap, integrated appliances include a split level double oven/grill, electric oven, dishwasher and fridge freezer. There is a tiled floor throughout and undercabinet lighting. Opening to:

BREAKFAST ROOM

13'9" x 9'2" (4.19 x 2.79)

With a laminated wood flooring, door opening to the garden and internal access to:

UTILITY ROOM

6'10" x 5'8" (2.08 x 1.73)

With wall and base units, space and plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With a large airing cupboard and access to accommodation at first floor level.

BEDROOM 1

13'7" + recess x 11'7" (4.14 + recess x 3.53)

A double bedroom with a Velux window and dormer to the rear.

EN-SUITE

11'1" x 9'2" (3.38 x 2.79)

A spacious en-suite comprising WC, pedestal wash basin and shaped bath with glazed screen and thermostatic shower over. There is partial tiling to the walls and a heated towel radiator.

BEDROOM 2

10'0" x 14'0" (3.05 x 4.27)

The fitted second bedroom features two double wardrobes and dressing area.

BEDROOM 3

6'5" x 14'0" (1.96 x 4.27)

Fitted with a dressing area.

BATHROOM

5'8" x 10'10" (1.73 x 3.30)

The bathroom features a three piece suite comprising WC, pedestal wash basin and shaped bath with glazed screen and thermostatic shower. There is partial tiling to the walls and a heated towel radiator.

OUTSIDE

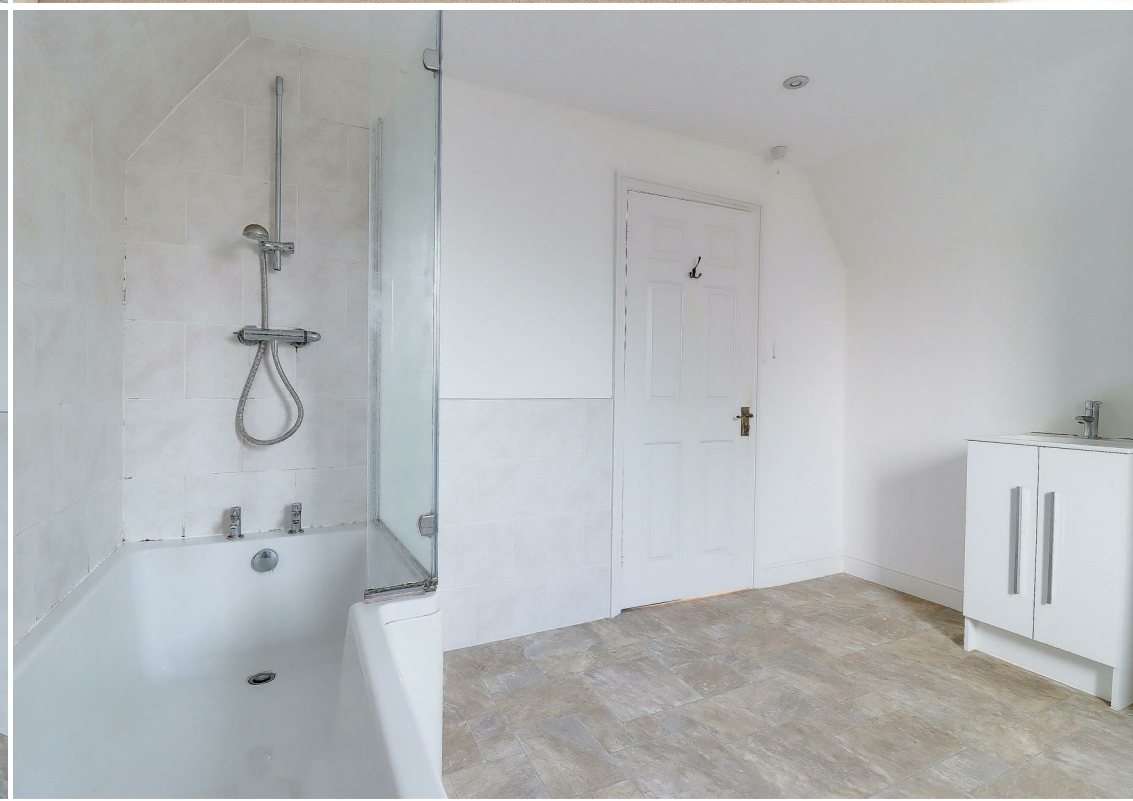
There are lawned gardens to three sides all of which enjoy a high degree of privacy with mature borders. A patio adjoins the property and offers a southerly aspect.

DOUBLE GARAGE

The detached double garage is positioned to the side of the property and includes two up and over doors, light and power supply. There is a double drive offering parking facilities.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.



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 wooden 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 F. (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.

AUCTION VIEWING

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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