



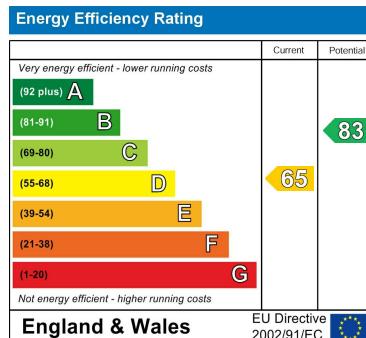
Mill Road, Swanland, HU14 3PJ
£360,000

Philip
Bannister
Estate & Letting Agents

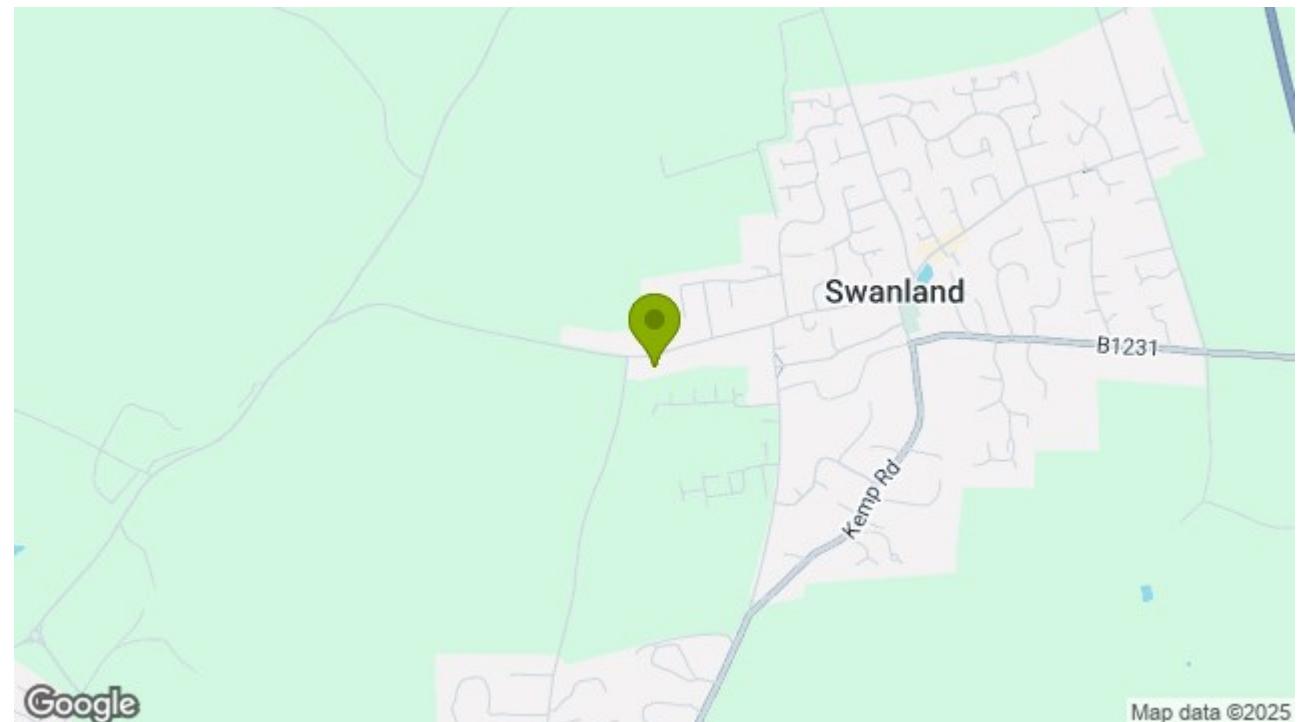
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Key Features

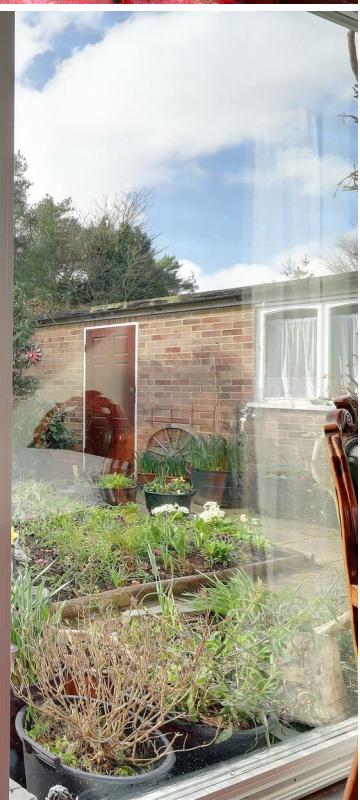
- NO ONWARD CHAIN
- Spacious Detached Bungalow
- Southerly Rear Garden
- Delightful Woodland Backdrop
- 3 Bedrooms
- 2 Bath/Shower Rooms + WC
- Dining Kitchen With AGA
- Lounge With Views Of The Garden
- Excellent Parking + Tandem Double Garage
- EPC = D / Council Tax = E



Offered to the market with no onward chain, this spacious detached bungalow enjoys a desirable southerly plot with excellent privacy and a charming woodland backdrop. The well-proportioned accommodation includes a generous entrance hall, three good-sized bedrooms—two of which share a Jack & Jill en-suite—alongside a family bathroom and separate WC. The breakfast kitchen, featuring an AGA, complements the spacious rear lounge, which enjoys pleasant garden views and adjoins a conservatory/lean-to. While the property offers scope for general updating, its standout feature is the stunning rear garden, a true gardener's paradise with mature trees, shrubs, and a central lawn. Ample driveway parking leads to a tandem double garage, completing this home.







ACCOMMODATION

The property is arranged over a single floor and comprises:

GROUND FLOOR

ENTRANCE HALL

A timber entrance door leads to the hallway. There is a built-in cupboard and access to the internal accommodation.

LOUNGE

13'6 x 21' (4.11m x 6.40m)

A spacious reception room which is positioned to the rear of the property and has large sliding patio doors which provide pleasant views towards the garden. A window is to the front elevation and a door leads to:

CONSERVATORY/LEAN-TO

9'1 x 11'4 (2.77m x 3.45m)

With a sliding patio door opening to the garden.

BREAKFAST KITCHEN

16'3 x 10'1 (4.95m x 3.07m)

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit is positioned beneath a window to the rear and there is a gas fired AGA. A space and plumbing is available for a automatic washing machine, ample room for a breakfast table and a door leading from the driveway.

BEDROOM 1

15' x 12'3 (4.57m x 3.73m)

A spacious double bedroom with fitted wardrobes and overhead storage. A window is to the front elevation and there is access to:

JACK & JILL EN-SUITE

Fitted with a three piece suite comprising WC, inset vanity wash basin and a shower area with a thermostatic shower. There is tiling to the walls and a window to the front elevation.

BEDROOM 2

11' x 10'2 (3.35m x 3.10m)

A second double bedroom with a window to the side elevation.

BEDROOM 3

7'2 x 9' (2.18m x 2.74m)

A good sized third bedroom with a window to the side elevation and access to the Jack & Jill en-suite.

BATHROOM

Fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls and a window to the side elevation.

W.C.

Fitted with a low flush WC.

OUTSIDE

FRONT

To the front of the property there is a curved lawn and a planting bed to the front boundary. A large gravelled driveway provides extensive off street parking and continues to the side of the property where there is a garage.

REAR

This southerly facing rear garden is a beautifully landscaped outdoor space that benefits from a tranquil woodland backdrop, offering a high level of privacy and natural beauty. A lush, well-maintained lawn extends across the garden, providing ample space for relaxation and outdoor activities. Mature

trees and carefully curated planting enhance the sense of seclusion, while a greenhouse and various potted plants contribute to a charming and practical gardening area. The surrounding greenery creates a peaceful retreat, perfect for enjoying the outdoors in a private and picturesque setting.

TANDEM GARAGE

The brick built tandem garage is installed with an up and over door, light and power. There is a personnel door from the garden.

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 majority PVC double glazed frames along with a timber entrance door.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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

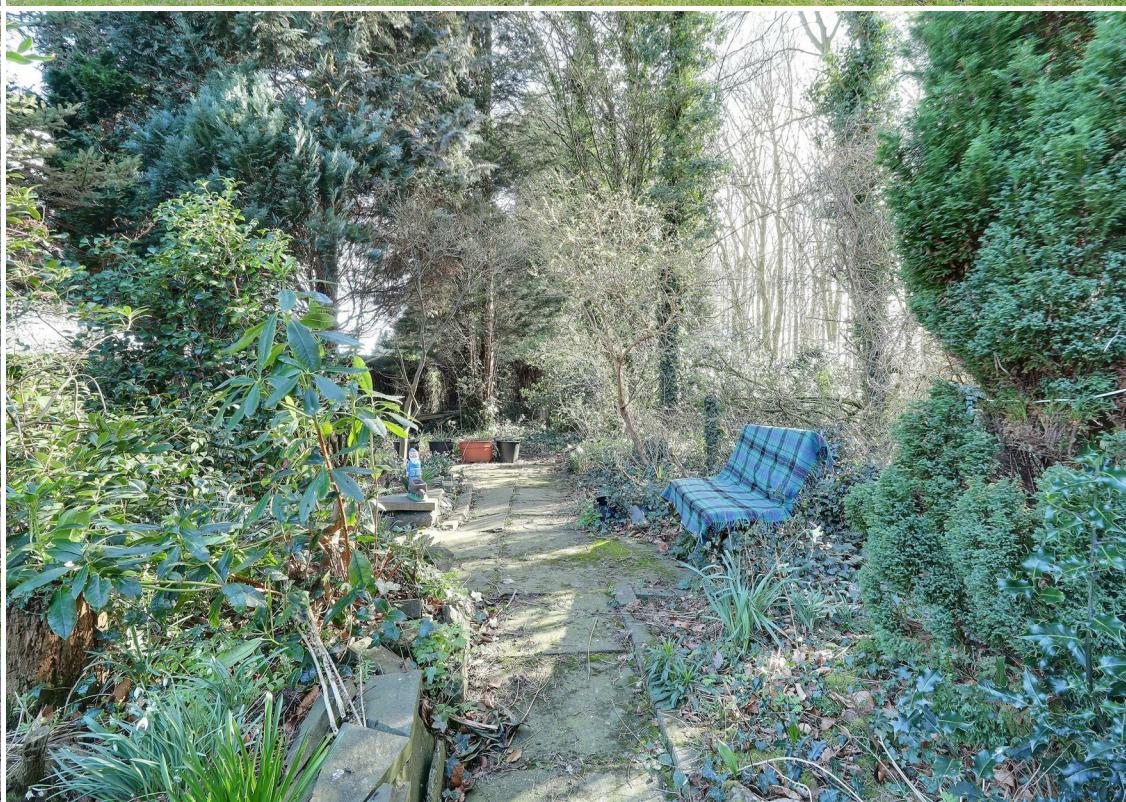
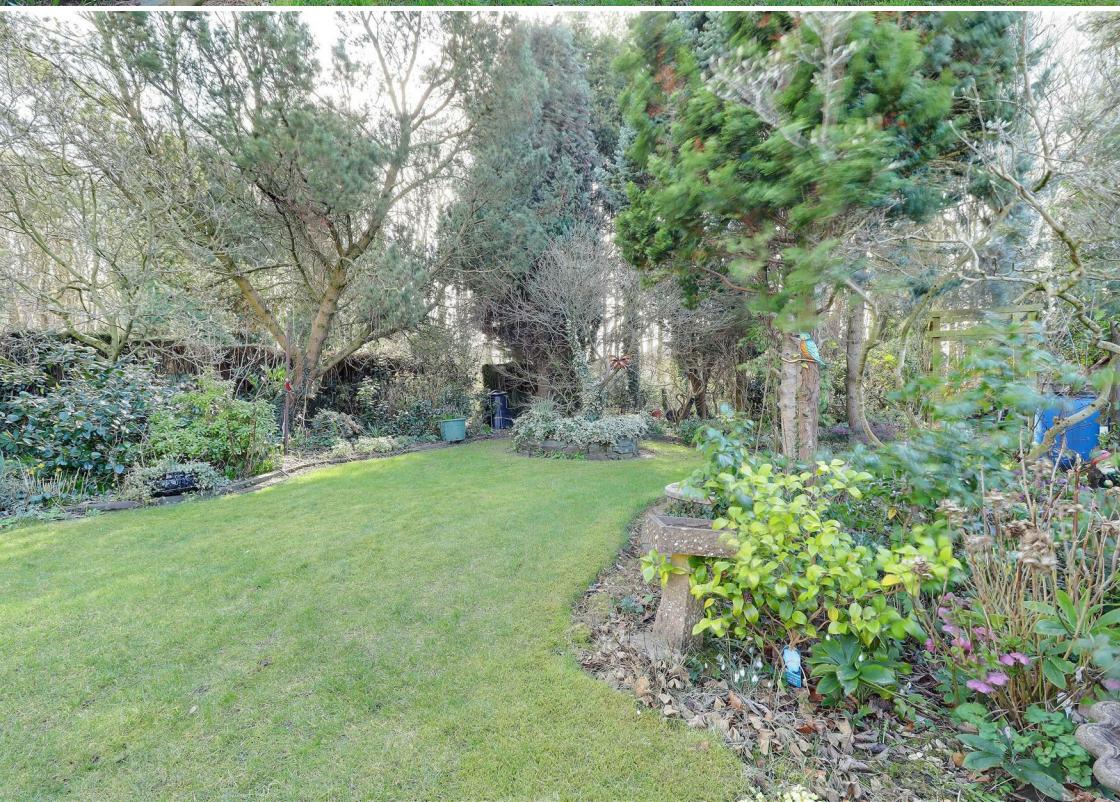
is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central 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 NTSTEAT 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

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and

relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be treated 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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