

West End, Swanland, HU14 3PE

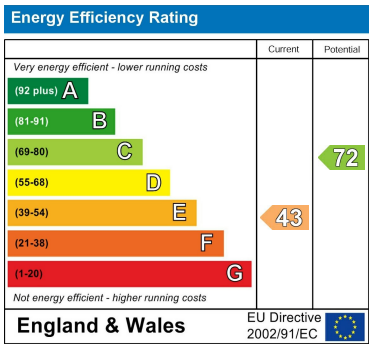
£395,000

Philip Bannister

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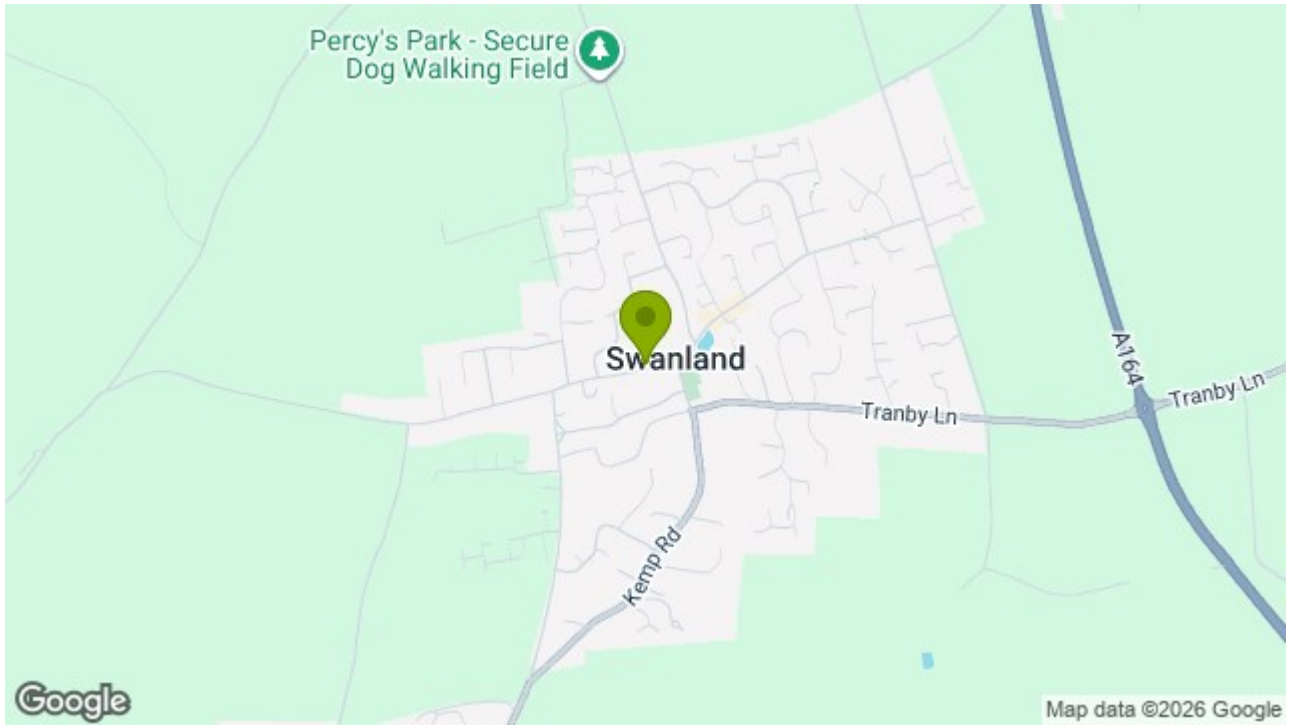
Key Features

- NO ONWARD CHAIN
- Detached True Bungalow
- Positioned Within The Heart Of Swanland
- Versatile 2 / 3 Bedroom Accommodation
- Scope To Create A Fabulous Home
- Double Garage & Ample Parking
- Exiting Planning Permission In Place
- EPC = E
- Council Tax = D



Occupying an excellent plot in the heart of the highly desirable village of Swanland, this three-bedroom detached bungalow presents an exciting opportunity for buyers seeking a spacious home with exceptional potential. Set well back from the road, the property enjoys an impressive approach with a sweeping driveway providing ample off-street parking and leading to a detached double garage. Offering flexible accommodation throughout, the bungalow includes a welcoming entrance hall, a generous front-facing lounge with views along the driveway, a fitted kitchen, three versatile bedrooms, an en-suite to the principal bedroom, a conservatory and a separate WC.

While the property has been well maintained, it offers tremendous scope for modernisation and remodelling to create a superb family home tailored to individual tastes. The established front and rear gardens provide pleasant outdoor space, while the property's future potential is further enhanced by the benefit of planning permission for two substantial two-storey extensions, allowing purchasers the opportunity to significantly increase the living accommodation should they wish.








LOCATION
Swanland is one of the region's most sought-after villages, renowned for its attractive setting, sense of community and excellent local amenities. The village offers a range of shops, cafés, public houses and recreational facilities, together with highly regarded primary schooling, nearby secondary school and Independent School within a short distance. Surrounded by picturesque countryside yet conveniently placed for access to Hull, Beverley and the A63/M62 motorway network, Swanland combines the charm of village living with excellent connectivity, making it a popular choice for families and professionals alike.

ACCOMMODATION
The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
A spacious hallway allows access to the property through a residential entrance door. The hallway features decorative panelling and a window to the rear elevation.

LOUNGE
A generously proportioned front facing reception room with a large picture window and a feature fireplace with timber mantle. There is a beamed ceiling.

KITCHEN
The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, integrated double oven, ceramic hob and extractor. There is access to a large larder cupboard.

BEDROOM 2
A versatile bedroom which could be utilised as a reception room or study. There are fitted units and a door leading to:

CONSERVATORY
A brick and uPVC conservatory with access to the rear garden.

BEDROOM 1
A spacious double bedroom with a range of fitted wardrobes and a bow window to the front elevation.

EN-SUITE
Fitted with a four piece suite comprising twin wash basins, WC and a shower enclosure. There is partial tiling and a window to the rear.

SIDE ENTRANCE
A second entry point to the property, leading to:

REAR HALLWAY
With a built-in cupboard and access to the remaining accommodation. There is access to the garage.

BEDROOM 3
A further bedroom with a built-in cupboard and a window to the side elevation.

W.C.
Fitted with a two piece suite comprising WC and wash basin. There is half height tiling and a window to the side.

OUTSIDE
The property is positioned towards the rear of its plot, with mature, well-established gardens to the front and a sweeping central driveway leading past the bungalow to a double garage. A circular patio, complemented by raised planting beds, creates a potential seating area, while steps rise to a terrace and the main entrance. To the rear, the garden has been designed for ease of maintenance, featuring extensive paved patio areas and raised flower beds.

DOUBLE GARAGE
The attached double garage features an automated up and over door, light and power. A door leads from the internal accommodation.

GENERAL INFORMATION.
SERVICES - Mains water, electricity and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a oil 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 D. (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.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute,









will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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











Approximate total area(1)

1669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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