



Northdale Park, Swanland, HU14 3RH
Price Guide £250,000


**Philip
Bannister**
Estate & Letting Agents

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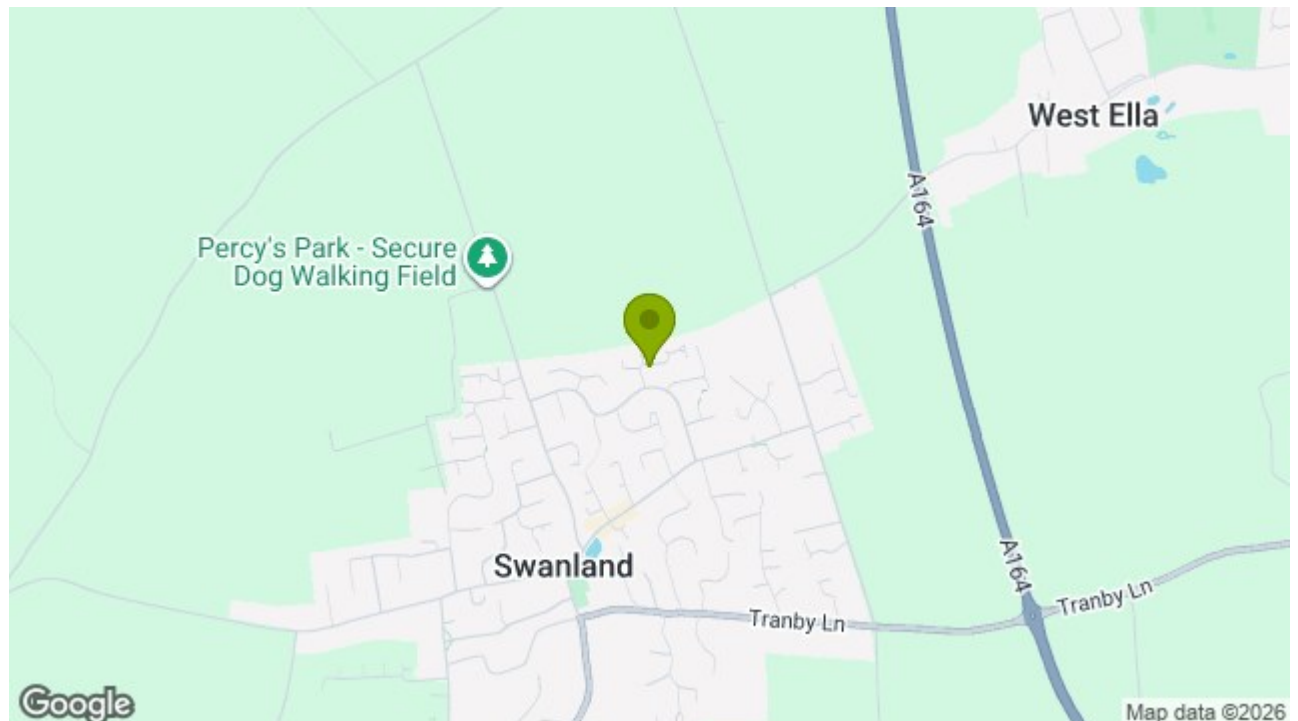
Key Features

- GUIDE PRICE: £250,000 - £265,000
- EXTENDED Semi-Detached Home
- Southerly Rear Garden
- 3 Bedrooms
- 2 Reception Rooms
- Double Storey Extension To The Rear
- En-Suite To Bedroom 1
- Side Driveway & Garage
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		

GUIDE PRICE: £250,000 - £265,000 - Situated within one of the region's most sought-after villages, this beautifully presented and EXTENDED three bedroom semi-detached home has been thoughtfully designed to create spacious and versatile accommodation, ideal for a wide range of buyers. The property is perfectly placed for access to highly regarded primary and secondary schools, and features a welcoming entrance hall, cloakroom/WC, a bay-fronted lounge lounge opens seamlessly into the dining room, and an extended kitchen.

To the first floor are three well-proportioned bedrooms, including an extended third bedroom, a contemporary en-suite to the principal bedroom and a stylish family bathroom. Outside, the property enjoys attractive gardens to both the front and rear, with the rear garden benefiting from a desirable southerly aspect. A long side driveway provides ample off-street parking and leads to a detached garage, completing this superb village home.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a heated towel rail and a window to the front elevation.

LOUNGE

A spacious reception room with a bay window to the front elevation. An opening leads to:

DINING ROOM

With space for a dining table and chairs, French doors open to the rear garden.

KITCHEN

The extended kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A 1 1/2 bowl stainless steel sink unit sits beneath a window to the rear and there is a further window to the side elevation within the extension. There is a freestanding range cooker beneath an extractor hood, space for an American fridge freezer, spaces and plumbing for an automatic washing machine and dishwasher. A further window is to the side elevation, there is a built-in cupboard and a door leading to the driveway.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation allowing natural light and a built-in airing cupboard.

BEDROOM 1

Positioned to the rear of the property, the double bedroom as a window overlooking the garden, a built-in cupboard and access to:

EN-SUITE

A contemporary en-suite which is fitted with a vanity wash basin and a shower enclosure with a thermostatic shower. There is splashback tiling, a heated towel rail and a window to the side elevation.

BEDROOM 2

A second good sized double bedroom with a window to the front elevation.

BEDROOM 3

An extended third bedroom with a window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, and a panelled bath with a glazed screen and a thermostatic shower over. There is a heated towel rail, splashback tiling and a window to the front elevation.

OUTSIDE

A lawned garden extends to the front of the property and a side drive provides excellent off street parking provisions and leads onwards to the detached garage. The rear garden enjoys a southerly aspect and is mainly laid to lawn with a secluded decked area directly adjoining the rear of the property.

GARAGE

A detached garage is positioned towards the end of the driveway and features an up and over door, light and power. There is a personnel door from the rear 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 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 / Leasehold

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.

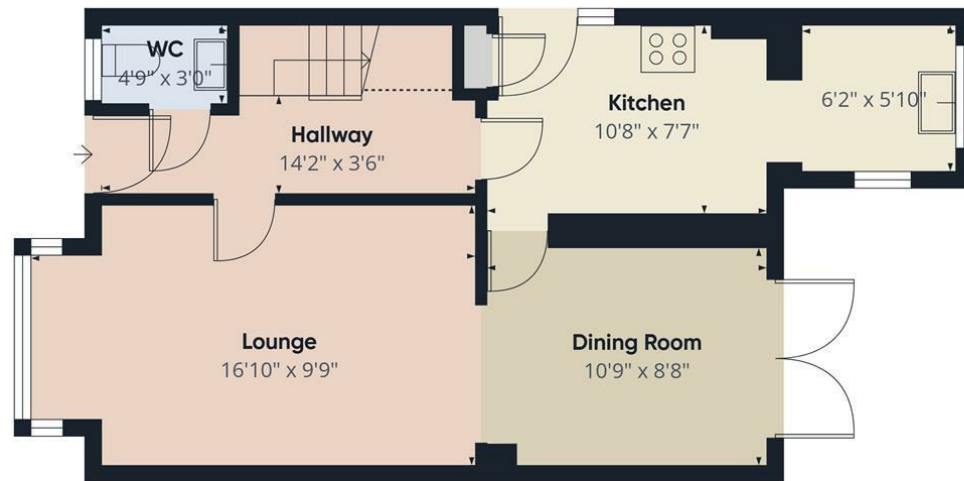
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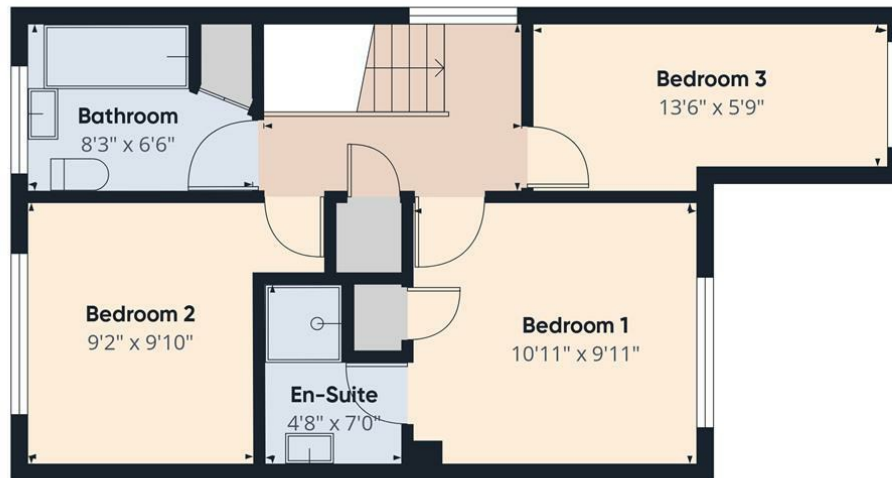
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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





Ground Floor



First Floor



Approximate total area⁽¹⁾

890 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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