

Whitakers

Estate Agents



22 Swanland Road

, Hesse, HU13 0LP

Offers Over £235,000



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Description

Situated in a highly sought after residential location and falling in the catchment area of prestigious schools, this three bedroom semi-detached property is an ideal opportunity for the growing family wishing to benefit from the close proximity to transport links which connects the property to the local amenities and leisure the Hessle village is renowned for.

Briefly comprising entrance hall, lounge, kitchen/diner and W.C to the ground floor, there are three good sized bedrooms and family bathroom suite to the first floor. Externally to the front of the property, there is an enclosed low maintenance garden. To the rear, there is a large garden which is mainly laid to lawn with a paved seating area and path leading to a large garage and wooden gate allowing access to the ten foot.

Early viewing is recommended to appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door, central heating radiator, under stairs storage and laminate flooring.

Lounge

11'10" x 11'5" (3.63m x 3.48m)

Upvc double glazed bay window to the front elevation and gas fire with tiled inset and hearth with wooden surround,

Kitchen / Diner

23'1" x 10'11" (7.06m x 3.35m)

Upvc double glazed door leading to the rear external,

two Upvc double glazed windows to the rear elevation, sky light and fitted with a range of cream wall and eye level units, contemporary worktop with splashback tiles above, integrated oven and hob with hood over .

W.C.

Tiled flooring and fitted with a two piece suite comprising low flush W.C and corner basin.

First Floor

Landing

Upvc double glazed window to the side elevation and leading to:

Bedroom One

11'10" x 10'2" (3.63m x 3.10m)

Upvc double glazed window to the front elevation, central heating radiator and fitted wardrobe.

Bedroom Two

12'11" x 8'3" (3.96m x 2.54m)

Upvc double glazed bay window to the rear elevation, central heating radiator and fitted wardrobe.

Bedroom Three

9'4" x 8'3" (2.87m x 2.54m)

Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

Bathroom

Upvc double glazed window to the front elevation, central heating radiator, tiled walls and fitted with a three piece suite comprising panelled bath, low flush W.C and pedestal sink.

External

Externally to the front of the property, there is an enclosed low maintenance garden. To the rear, there

Tel: 01482 657657

is a large garden which is mainly laid to lawn with a paved seating area and path leading to a large garage and wooden gate allowing access to the ten foot.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Local Authority - East Riding Of Yorkshire

Council Tax Band - B

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless

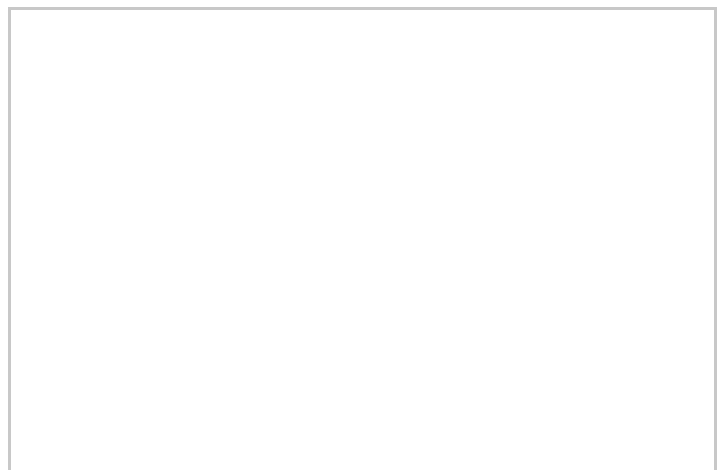
otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



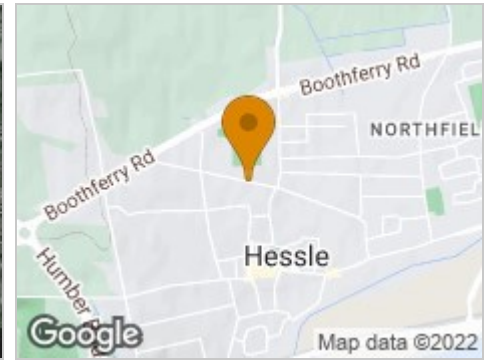
Road Map



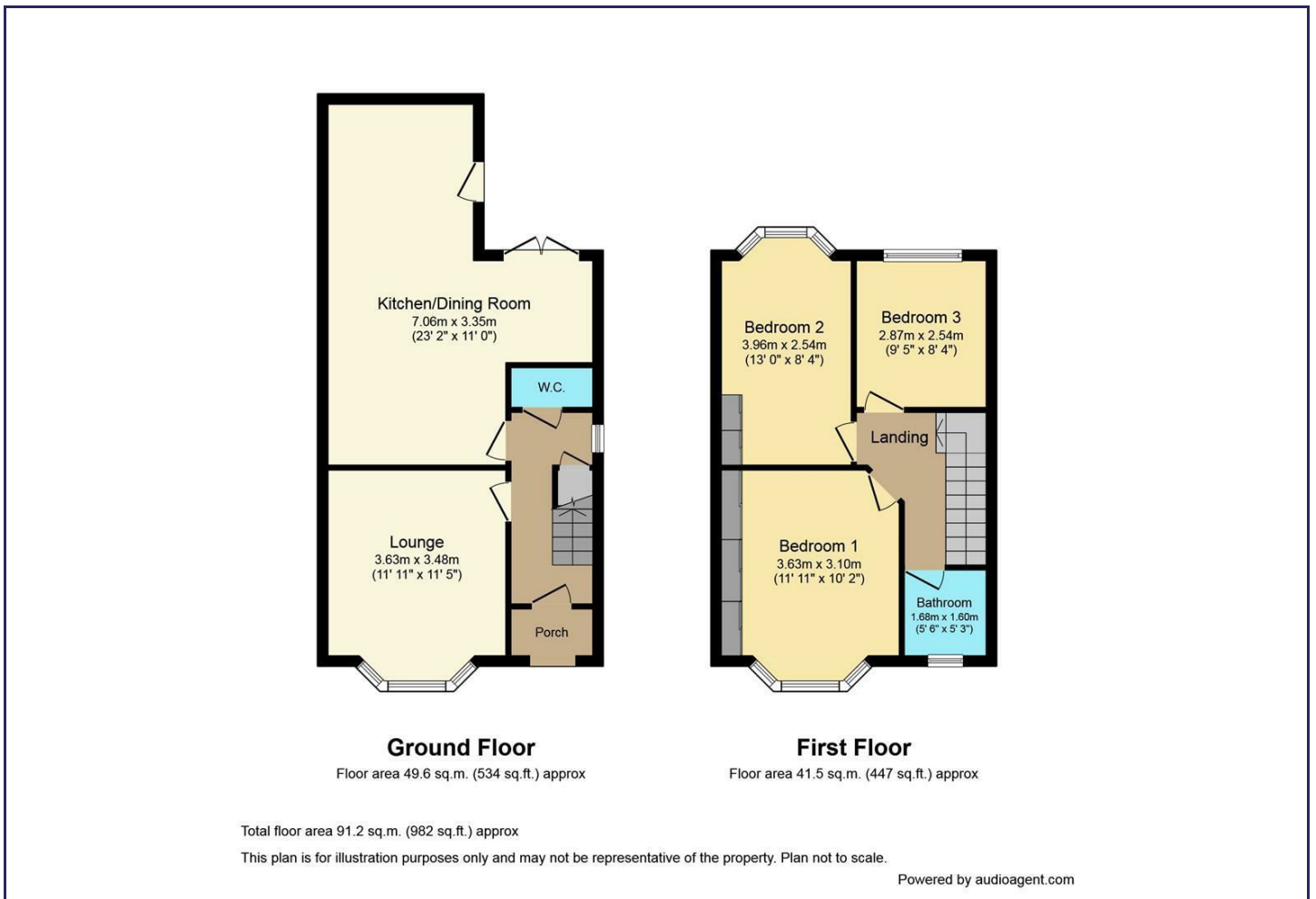
Hybrid Map



Terrain Map



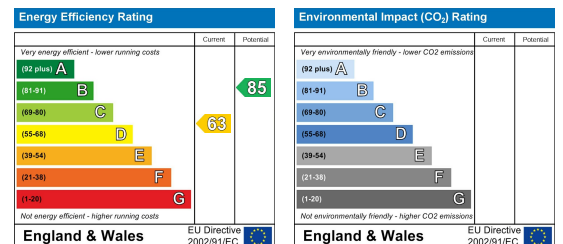
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.