Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

Mere Brow, 6 On Hill, Swanland, East Yorkshire, HU14 3NQ

- Fabulous Detached Bungalow
- Spacious Lounge
- Superb Open Plan Living
- Fantastic Gardens
- 3 Double Bedrooms
- Double Garage
- Council Tax Band = G
- Freehold / EPC = C

£650,000

INTRODUCTION

A truly fabulous detached bungalow offering an exceptional standard of living within the highly desirable village of Swanland. This residence provides an extensive and luxurious array of accommodation, stretching to over 2,100 sq. ft., and is available with the benefit of no onward chain.

The property is defined by the spectacular open-plan living kitchen, which forms the hub of the home and boasts two sets of bi-folding doors creating a seamless connection to the rear garden. The substantial layout is accessed via a large, welcoming entrance hall with excellent storage, leading through to a spacious lounge, a light-filled garden room, and a practical utility room. The sleeping accommodation includes three generous double bedrooms, highlighted by a superb main bedroom suite complete with a dedicated dressing area and a luxurious en-suite. The remaining bedrooms are well-served by an additional shower room.

Outside, the property occupies a large plot with attractive surrounding gardens, including an extensive front lawn screened by high hedging, and a block-paved driveway leading to a detached double garage with an automated door. The private rear garden features a central circular patio with a pergola, lawned areas, and established shrub borders.

LOCATION

The property is situated upon the highly regarded cul-de-sac of On Hill, home to many distinctive individual properties situated off the prestigious Tranby Lane. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/post office. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed primary/junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is available to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides Intercity connections.

ACOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

Spacious and welcoming 'L' shaped hallway with coat cupboard and airing cupboard.

LOUNGE

With contemporary style gas fireplace, inset into the chimney breast, window to the front elevation and patio doors leading through to the garden room.

GARDEN ROOM

With doors leading out to the side elevation.

OPEN PLAN LIVING KITCHEN

Situated to the rear of the property this superb and versatile space enjoys two sets of bi-folding doors leading out to the rear garden plus electric Velux roof lights and tiled flooring with underfloor heating.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

KITCHEN AREA

Having a range of stylish base and wall units with granite worktops incorporating an inset one and a half bowl sink unit with boiling water tap and waste disposal. There is an array of integrated appliances including an oven, microwave oven, induction hob, fridge/freezer and Miele dishwasher.

LIVING/DINING AREA

Featuing a contemporary remote control gas fire and windows to the side. Access is also available to the garden room.

REAR LOBBY

With external access door to rear.

UTILITY ROOM

With fitted units, double sink with mixer tap, plumbing for a washing machien, space for dryer. Windows to rear.

SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, lit mirror, inset spot lights and window to rear.

INNER HALLWAY

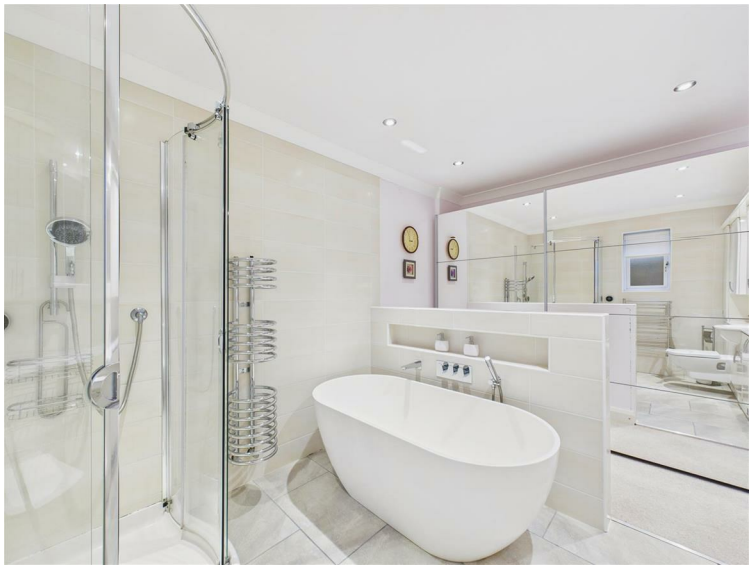
Giving access to the three bedrooms with utility cupboard and further door leading to a side lobby entrance.

BEDROOM 1

With window to rear.

DRESSING ROOM / EN-SUITE

With fitted wardrobes with mirror fronted sliding doors. The luxurious en-suite comprises fitted units with wash hand basin and low flush W.C., oval bath with shower attachment and a separate shower enclosure, Tiled floor, heated towel rail, inset spot lights and window to rear.



BEDROOM 2

Window to the front elevation.

BEDROOM 3

With fitted wardrobes and window to front.

OUTSIDE

Located on On Hill, Mere Brow is just a short distance from Swanland's desirable Tranby Lane. The house is centrally set within a substantial, established plot, enjoying mature gardens to the front, side, and rear.

Vehicular access is provided by a block paved entrance drive offering extensive parking for multiple vehicles. This leads directly to the detached double garage, which features an automated door plus separate side access door, full power and lighting.

The front garden provides seclusion via an established perimeter hedge, with a neat lawn and attractive rockery. Block paved paths frame the property and connect to the side sun terrace. The rear gardens are private and thoughtfully designed, featuring a further lawned area, defined mature borders, and a feature circular block paved patio with pergola. The well-maintained grounds are complemented by external utilities, including a power source and water tap.

DRIVE & GARAGE

FRONT GARDEN

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

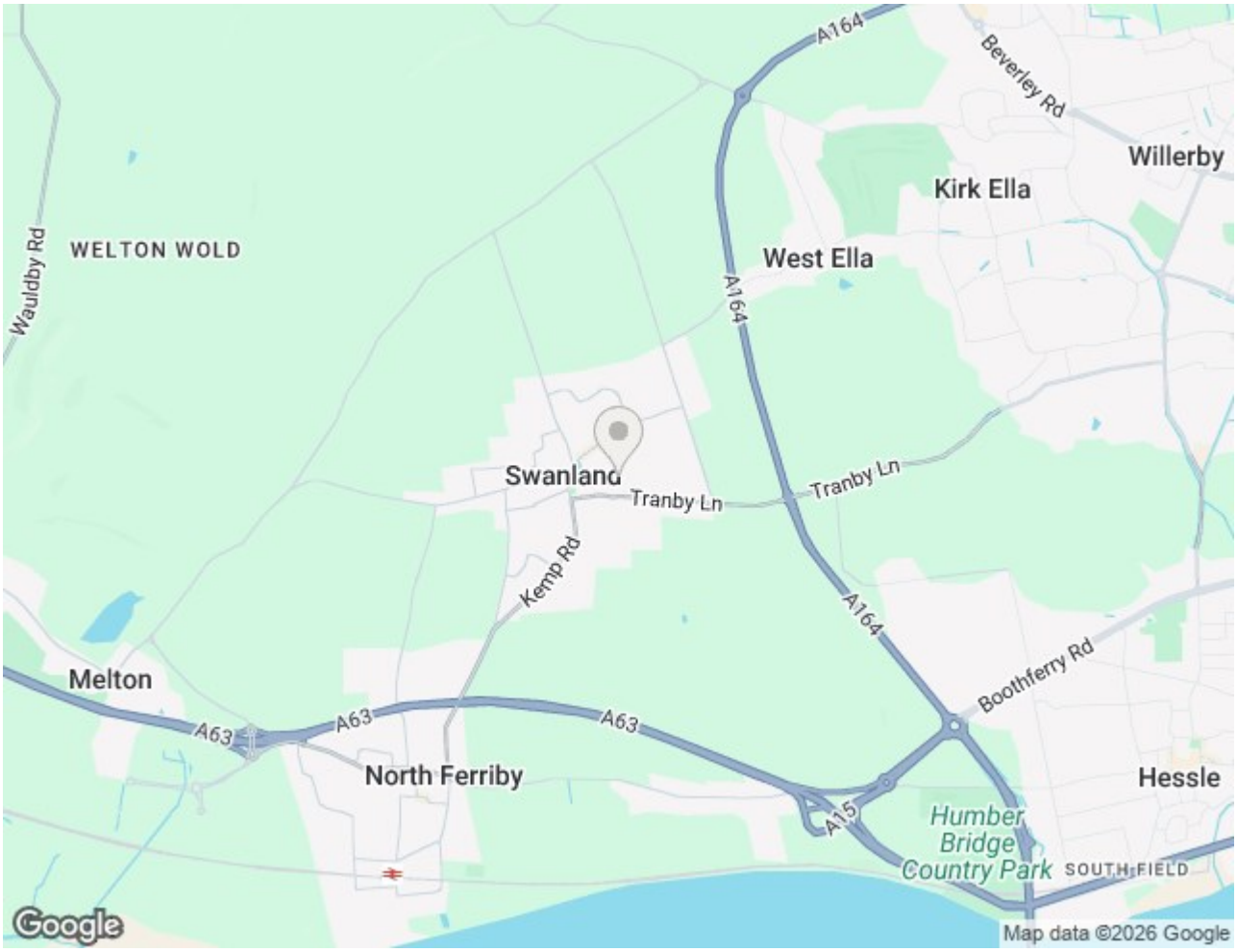
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

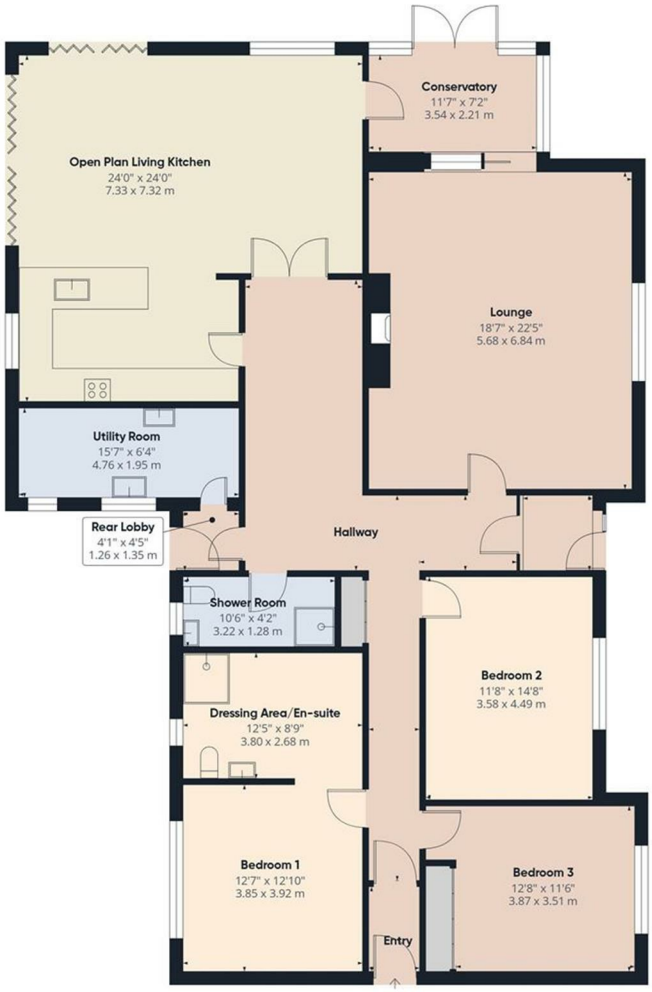
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


A164
Beverley Rd
Willerby
Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Melton
A63
A63
A63
North Ferriby
Hessle
A15
Humber Bridge Country Park
SOUTHFIELD
Google
Map data ©2026 Google



Approximate total area(1)

2158 ft²

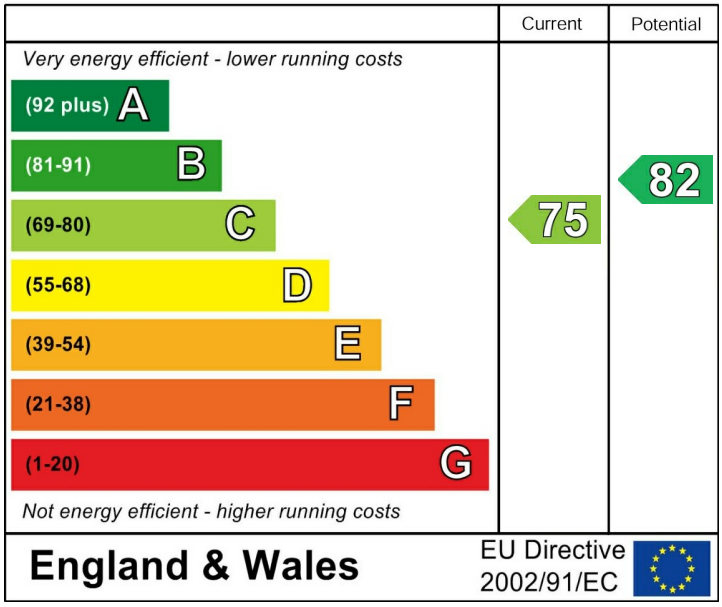
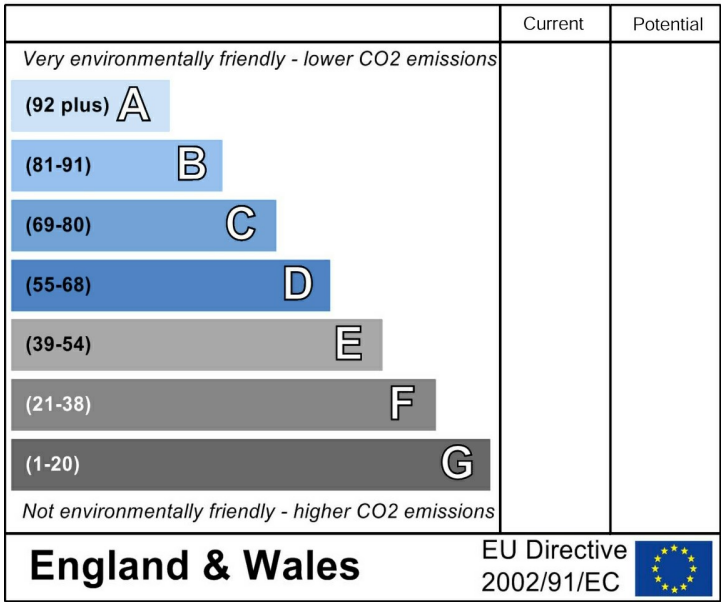
200.5 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating