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Matthew  
**Limb**  
MOVING HOME



*30 Mill Rise, Swanland, East Yorkshire, HU14 3PW*

- 📍 Detached House
- 📍 Sought After Location
- 📍 2/3 Bedrooms
- 📍 Council Tax Band = D
- 📍 Attractive Garden
- 📍 Further potential
- 📍 No Chain Involved
- 📍 Freehold/EPC = C

**£299,950**

## INTRODUCTION

This well appointed detached house provides attractive accommodation with further potential and enjoys a good sized garden. The property stands in the sought after cul-de-sac of Mill Rise, to the western side of the picturesque village centre. The accommodation briefly comprises an entrance hall, twin aspect through lounge/diner, good kitchen and a downstairs bedroom three/sitting room plus a separate WC. At first floor are two large bedrooms and the bathroom. The property has double glazing and gas fired central heating to radiators. Outside there is a front garden and a driveway leads through to a single garage. The rear garden has an array of attractive borders which provide privacy and there is a lawn and patio area. Viewing is most definitely recommended.

## LOCATION

The property is located on Mill Rise which leads directly off Mill Road or Westfield Lane to the west of the village. It is conveniently placed a short distance from Swanland's picturesque village centre where a number of shops can be found including a convenience store/post office, doctor's surgery, chemist and public house. There are a number of amenities and recreational facilities such as tennis and bowls clubs. The village also has a well reputed junior/primary school with secondary schooling at nearby South Hunsley School in Melton. There is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge and the national motorway network to the west. There is a regular bus service to the village and a mainline railway station at Brough which lies a few miles away.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off and open area beneath:

### THROUGH LOUNGE/DINER

27'0 x 11'0 approx (8.23m x 3.35m approx)

With bow window to front and patio doors to the rear. Ornate fire surround with marble hearth and back plate housing a living flame gas fire.





### ALTERNATIVE VIEW



### KITCHEN

12'0 x 10'4 approx (3.66m x 3.15m approx)

Having a range of smart base and wall mounted units with roll top work surfaces, sink and drainer, integrated oven, hob and hood above, plumbing for automatic washing machine, window and door to rear elevation. A cupboard lies to the corner.



### BEDROOM 3/SITTING ROOM

10'0 x 8'10 approx (3.05m x 2.69m approx)

With window to front elevation.



## *WC*

With low level WC and wash hand basin.

## *FIRST FLOOR*

## *LANDING*

Cupboard housing gas fired central heating boiler.

## *BEDROOM 1*

17'0 x 9'10 approx (5.18m x 3.00m approx)

Window to front elevation. Built in deep cupboard/wardrobe



## *BEDROOM 2*

15'4 x 8'6 approx (4.67m x 2.59m approx)

Wardrobing to one wall, window to rear.



### *SHOWER ROOM*

Being a fully tiled shower room with suite comprising low level W.C., wash hand basin and shower area. Heated towel rail.



### *OUTSIDE*

There is a front garden area and a side drive provides parking and access to the single garage. The rear garden is a particular feature with a paved patio, lawn and well stocked borders which provide seclusion. There is also a garden shed.



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.



### AGENTS NOTE

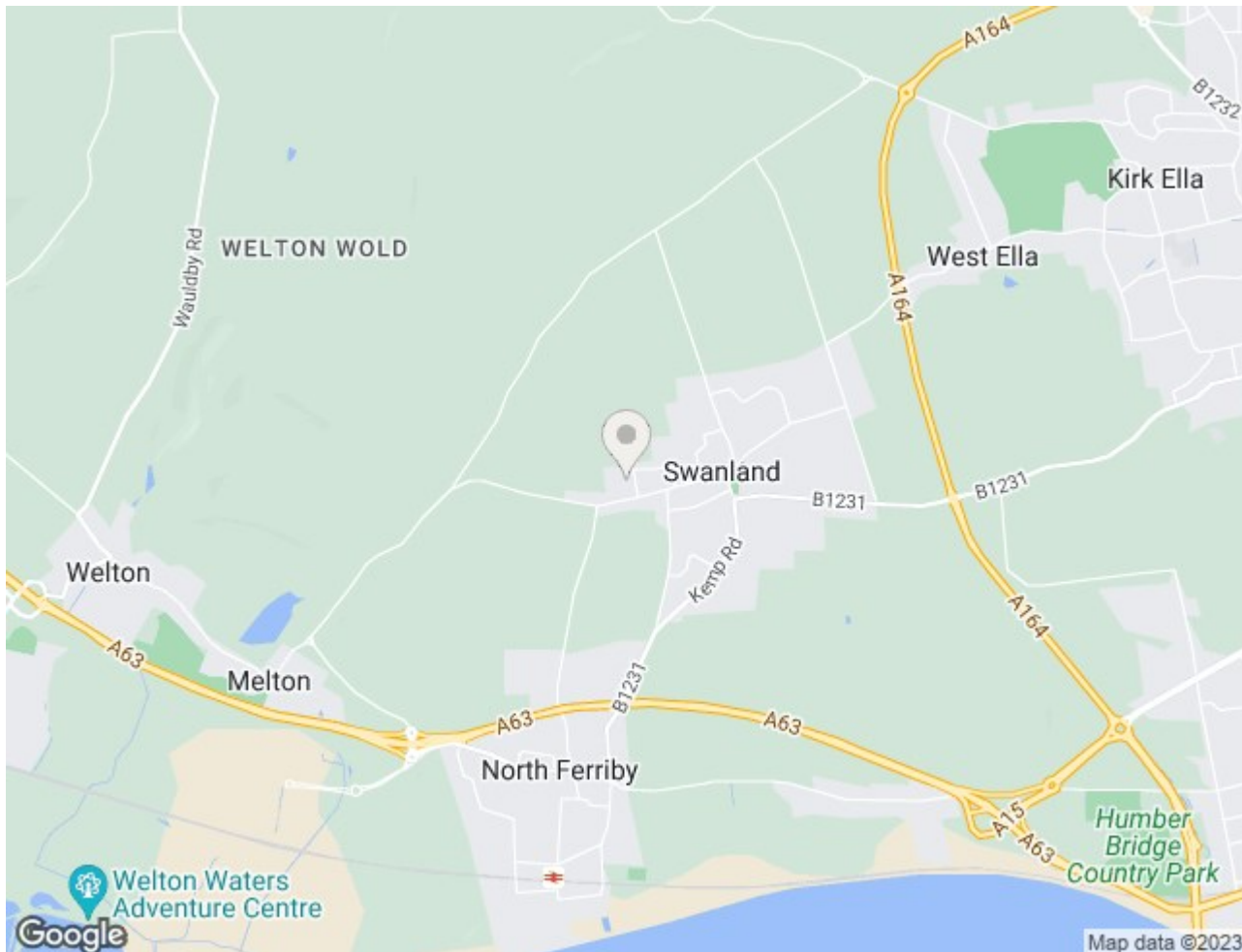
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

### 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.

### VALUATION SERVICE

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.



### Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)




### First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	