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Limb
MOVING HOME



South Meadow Humber View, Swanland, East Yorkshire, HU14 3ND

- 📍 Prime Humber View Location
- 📍 1/3 Acre Plot
- 📍 3 En-Suite Bedrooms
- 📍 Council Tax Band = G
- 📍 South Facing Garden
- 📍 Large Drive & Double Garage
- 📍 Generous Flexible Layout
- 📍 Freehold / EPC =

£670,000

INTRODUCTION

Occupying a substantial and private plot of over 0.3 acres, this detached bungalow is situated in an exclusive, tucked-away position off the highly sought-after Humber View. The generously proportioned and well-presented accommodation comprises a dining reception and a spacious lounge with views over the south-facing rear garden.

A standout feature is the three double bedrooms, each benefiting from its own private en-suite. The home further offers a dining kitchen with integrated appliances, a practical rear lobby, and a utility room. Externally, the property provides excellent frontage with substantial parking and a double garage. The mature, south-facing rear garden offers a high degree of privacy and, given the scale of the plot and the prestige of the immediate street scene, offers significant potential for further enhancement or reconfiguration (subject to necessary planning consents).



LOCATION

The property is situated along Humber View which runs off Tranby Lane, Swanland. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE VESTIBULE

With door to:



DINING RECEPTION



LOUNGE

With feature fire surround housing a log burning stove. A large window and doors lead out to the south facing rear garden.



DINING KITCHEN

Having a range of solid wood units with laminate worktop incorporating a one and a half bowl sink and drainer with mixer tap, double oven, hob with filter hood above, dishwasher and fridge/freezer. Window to the front and side elevations.



REAR LOBBY

With tiled floor and access through to the double garage.



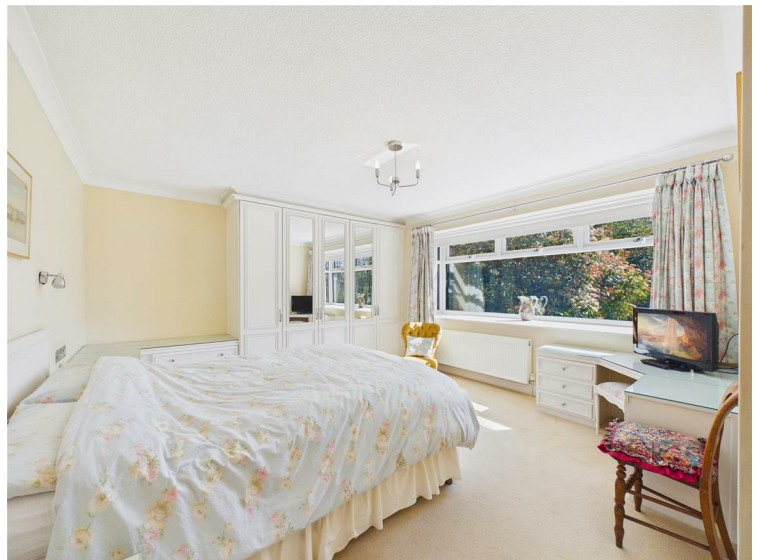
UTILITY

With fitted units, plumbing for a washing machine and space for dryer. Tiled floor and window to side.



BEDROOM 1

With fitted furniture including wardrobes, dressing table, desk and drawers. Window to rear.



EN-SUITE BATHROOM

With suite comprising a corner bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to rear.



BEDROOM 2

With fitted furniture including wardrobes, dressing table and drawers. Window to the side elevation.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. This room can also be accessed off the dining reception.



BEDROOM 3

With window to the side elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Windows to the front and side elevations.



OUTSIDE

The property is set within an expansive plot of over a third of an acre, defined by its sense of space and a mature, tree-lined backdrop. To the front, a long driveway provides substantial off-street parking and leads to the double garage with twin roller doors.

The rear garden is an impressive size and benefits from a favoured southerly aspect, enjoying the sun throughout the day. A paved patio area runs along the rear of the bungalow, offering a practical space for outdoor seating. The remainder of the garden is predominantly laid to lawn with various established shrubs and mature trees to the boundaries, which provide a high degree of privacy and a pleasant, green outlook. The substantial scale of the grounds is a rare find in such a central location, offering a private environment with clear potential for further enhancement or extension, subject to planning.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

DRAINAGE

Drainage is by way of a recently installed water treatment plant.

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. AI may have also been used to enhance photography.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	

Environmental Impact (CO₂) Rating

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