



## 20 Wood View, Swanland, East Yorkshire, HU14 3RQ

- 📍 Detached Bungalow
- 📍 Great Plot
- 📍 3 Bedrooms
- 📍 Council Tax Band = D

- 📍 Much Potential
- 📍 Garage and Annexe
- 📍 End of Cul-de-Sac
- 📍 Freehold/EPC = D

*Offers Considered £285,000*

## INTRODUCTION

With great potential and standing in a good sized plot lies this three bedroomed detached bungalow. The accommodation is depicted on the attached floorplan and as so many others have done, affords the opportunity to remodel and extend, especially given the attractiveness of the rear garden. Another feature is an annexe (in need of some attention) which has been built to the rear of the garage and could be utilised in a variety of ways from home office to gym or occasional accommodation. The accommodation briefly comprises an entrance porch, hallway, large 'L' shaped lounge/diner, rear conservatory, kitchen, three good bedrooms, bathroom and separate W.C.. There is also an additional cloak room situated off the side lobby. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Excellent parking is available and there is a single garage with automated door. The good sized rear garden has mature borders and enjoys much privacy. In all, a great opportunity for an incoming purchaser to put their own stamp on a property in a very appealing location.



## LOCATION

Wood View is a cul-de-sac which runs off Northfield, Swanland. 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 junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 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.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With internal door to:

### HALLWAY

A central inner hallway with a large cloaks cupboard situated off and a further cupboard housing the gas fired central heating boiler.

## LIVING/DINING ROOM

21'0" x 15'2" approx (6.40m x 4.62m approx)

Measurements narrowing to 9'4" approx.

An 'L' shaped room situated to the rear of the house with window overlooking the garden and patio doors opening through to the conservatory. The chimney breast houses a feature fire surround.



## CONSERVATORY

10'10" x 12'0" approx (3.30m x 3.66m approx)

Overlooking the rear garden with double doors leading out.



## KITCHEN

12'2" x 8'6" approx (3.71m x 2.59m approx)

Having a range of fitted units work surfaces, cooker slot with extractor hood above, circular sink and drainer, tiling to the floor, window to front elevation.



## SIDE LOBBY

With external access door to side drive and internal door through to:

## CLOAK ROOM

With wash hand basin. Currently with plumbing for automatic washing machine although plumbing is available for a W.C..

### BEDROOM 1

14'6" x 10'4" approx (4.42m x 3.15m approx)

With fitted furniture comprising wardrobes, cupboards, dressing table and drawers, window to rear elevation.



### BEDROOM 2

11'0" x 9'6" approx (3.35m x 2.90m approx)

With fitted wardrobes, cupboards and drawers, window to front elevation.



### BEDROOM 3

11'0" x 7'0" approx (3.35m x 2.13m approx)

With fitted wardrobes, desk, window to front elevation.



## BATHROOM

With suite comprising coloured bath, shower attachment and screen, wash hand basin, tiled surround.



## W.C.

With low level W.C. and wash hand basin.

## GARAGE

15'10" x 9'2" approx (4.83m x 2.79m approx)

With automated roller door.

## ANNEXE

15'1" x 10'6" approx (4.60m x 3.20m approx)

With window overlooking rear garden. Attached to the rear of the garage, this annexe comprises an entrance lobby which has plumbing and a sink and drainer, shower room with shower, W.C. and wash hand basin, and a further room ideal for a variety of purposes measuring approximately 15'1" x 10'6" internal and with a window to the garden.

## OUTSIDE

The property occupies an attractive corner style plot to the head of this popular residential cul-de-sac. The property is approached across a long driveway providing good parking and access to the garage. The enclosed rear garden. The lawn is bounded by shrubs and hedges which provide much seclusion. There is also two garden sheds.



## REAR VIEW



## PERSONAL INTEREST DISCLAIMER

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to an employee of this company.

## 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 carpets, 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.





