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**Limb**  
MOVING HOME



*Kingswood, Kemp Road, Swanland, East Yorkshire, HU14 3LZ*

📍 Outstanding Detached

📍 Prime Location

📍 Beautifully Appointed

📍 Council Tax Band = H

📍 5 Bedrooms

📍 Approx. 1 Acre

📍 Tennis Court

📍 Freehold/EPC =

**£1,250,000**



## INTRODUCTION

Standing one of the areas premier locations, this fine detached house offers a stunning range of accommodation complimented by landscaped grounds of nearly 1 acre together with a tennis court. A gated entrance allows access to a sweeping driveway providing views across the garden and then arriving at a turning area/parking forecourt in front of the double garage. This impressive property is beautifully appointed with quality fittings and elegant décor with approximately 3,000sq.ft. of accommodation across two floors. The house is orientated to enjoy a sunny south facing aspect and, as depicted on the detached floorplan, briefly comprises a welcoming entrance hall, cloaks/W.C., two lovely reception rooms with the heart of the housing being a fabulous open plan kitchen and living area which has bi fold doors opening out to the terrace. There is also a very useful and spacious utility room with access to outside and an internal door to the garage. Upon the first floor are a series of five bedrooms (four fitted) including a gorgeous principal suite featuring a "walk in" dressing room and a stylish en-suite shower room. The main bathroom has striking fittings including a freestanding bath. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside the impressive gated entrance provides access to the sweeping resin driveway and parking. The gardens have been landscaped over the years and enjoy mainly a south facing aspect being lawned interspersed with shrubs, trees, rockery and main features on interest. A terrace wraps around the house and is ideal for relaxing or entertaining. There is also a hard surfaced tennis court with fence surround and a summerhouse to enjoy the afternoon and evening sun.

## LOCATION

Kemp Road is one of the area's most sought after addresses which lies within the picturesque and highly desirable village of Swanland. The village has an attractive centre where a number of shops are to be found including a convenience store/post office, chemist and coffee house. There is also a public house which serves food, two churches and a number of recreational facilities such as a tennis and bowls club and playing fields.

The village also has a highly regarded primary school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Tranby, Hymers College and Pocklington.

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 approx 15 minutes driving distance at Brough which provides a regular service to London Kings Cross.



## ACCOMMODATION

Impressive residential entrance door to:



## ENTRANCE HALL

A beautiful hallway with oak strip flooring and a turning staircase leading up to the first floor.



## W.C.

With low level W.C. and cabinet housing inset wash hand basin with quartz surface.





## FRONT LOUNGE

An elegant room with beautiful marble fire surround housing a contemporary log effect gas fire. Coving and ceiling rose, bay windows to both front and side elevations.



## SITTING ROOM

Accessed via oak framed double doors from the hallway. A cosy room with log burner to the chimney breast and TV point above. Moulded coving and ceiling rose. Bespoke fitted cabinetry to alcove. Bay window to front elevation.





## KITCHEN

Open plan in style through to the main living area. Having an extensive range of high quality hand painted units with grand island and quartz worksurfaces. There are twin undercounter sinks with Quooker instant hot water tap, housing for a fridge freezer and the focal point is a gas fired twin hot plate AGA. There is also a wine chiller, dishwasher and Amtico flooring.







## LIVING ROOM

A simply stunning space with a wall of bi fold doors opening out to the terrace and overlooking the garden and tennis court beyond. There is a further bay window to the south elevation. Moulded coving and perimeter downlighting.





## DINING AREA



## UTILITY ROOM

Extensively fitted with quality units and quartz worksurfaces, large undercounter sink with mixer tap, integrated Neff oven and combination microwave, plumbing for automatic washing machine and space for dryer. External door to garden and internal door through to garage.



## FIRST FLOOR



## LANDING

A delightful landing with window overlooking the gardens. Airing cupboard situated off.



## BEDROOM 1

A luxurious suite with substantial bedroom area, windows overlooking the gardens. "Walk in" wardrobe with fitted shelving, drawers and hanging facilities.





## EN-SUITE SHOWER ROOM

Stylish suite comprising low level W.C., large "walk in" shower area with rainhead and handheld shower system, fitted cabinet with twin wash hand basins and mirrors with lighting above. Beautiful tiling to walls and floor, heated towel rail.



## BEDROOM 2

Having a range of fitted wardrobes, dressing table and drawers. With windows to front elevation and overlooking the gardens to the south.



## BEDROOM 3

A spacious double bedroom with window to front and a range of fitted wardrobes and cupboards.



## BEDROOM 4

With window to west elevation.



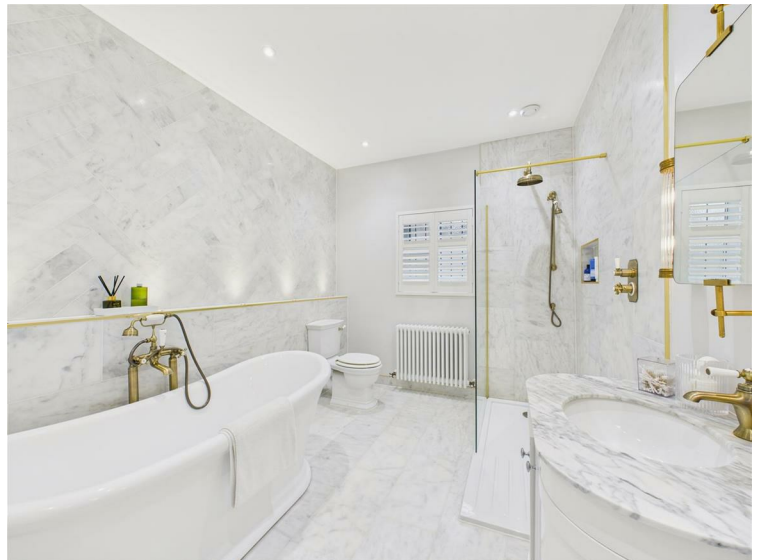


## OFFICE/BEDROOM 5



## BATHROOM

A luxurious room with low level W.C., oval shaped freestanding bath with tap stand, "walk in" shower area with rainhead and handheld shower system, fitted cabinet with inset wash hand basin, quartz top and mirror with complimentary lighting above. Beautiful tiling to walls and floor.



## OUTSIDE

Brick pillars with automated timber opening gates provide access to the sweeping resin driveway, arriving at a turning area and parking forecourt in front of the integral double garage which has itself, two automated doors. Extended to approximately 1 acre, the established and well tended grounds are a particular feature of the property and enjoy a variety of established trees, well tended hedges and extensive boundary fencing. Directly adjoining the property is an extensive yorkstone terrace with patio areas and shaped pathway leading to the neatly tended lawned garden and a further patio area with summerhouse, adjacent to which is the hard surfaces tennis court with fenced surround.







## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band H. 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.

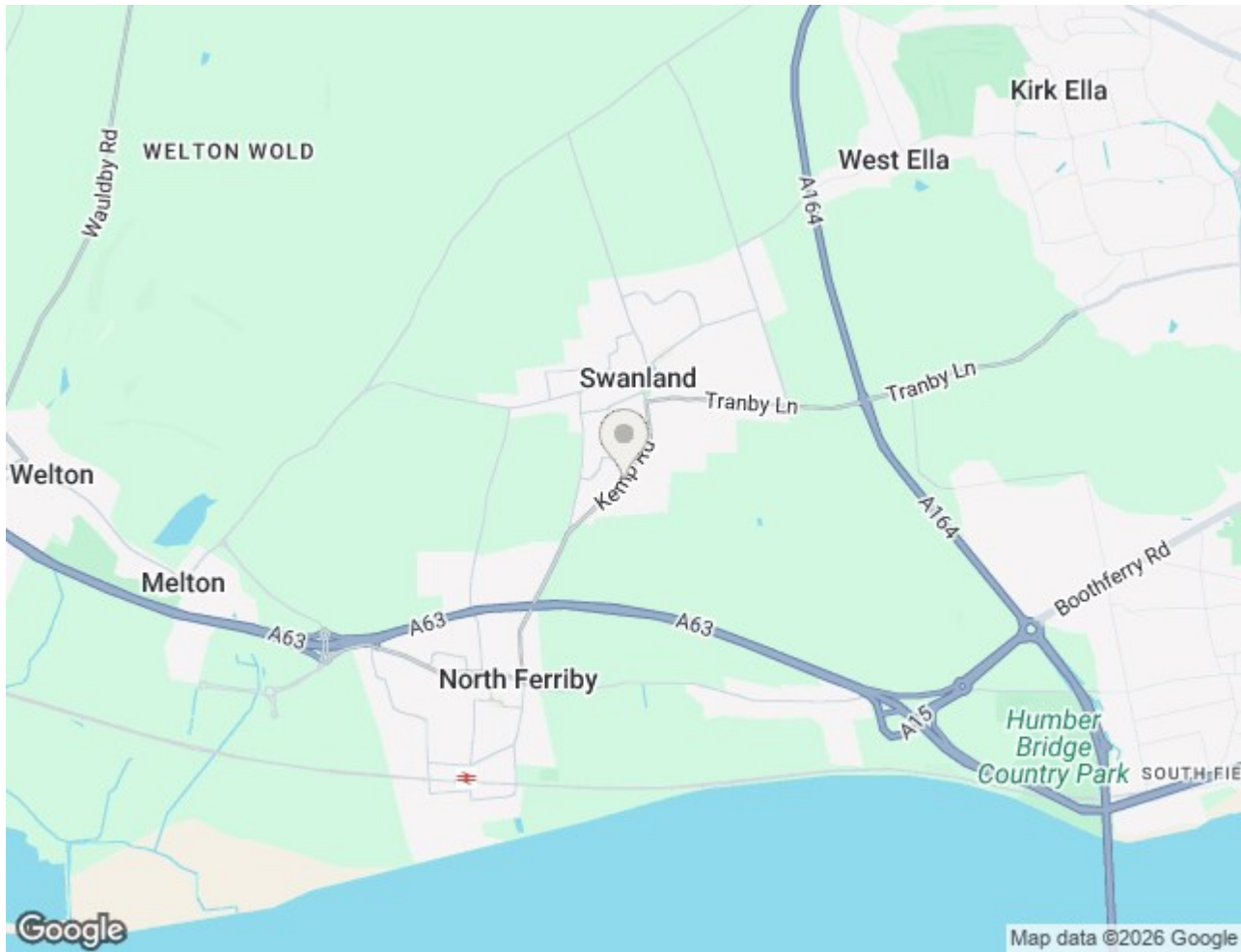
## *PHOTOGRAPH DISCLAIMER*

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.












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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	