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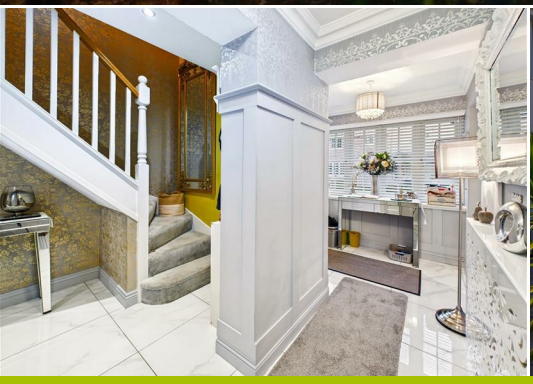
Limb
MOVING HOME



33 St Marys Walk, Swanland, East Yorkshire, HU14 3BJ

- Stunning Townhouse
- Central Village Location
- Superbly Appointed
- Council Tax Band = E
- 3 Good Bedrooms
- High Specification Kitchen
- Courtyard Style Garden
- Freehold / EPC = D

£325,000

INTRODUCTION

Occupying a prominent corner position overlooking a green, this home offers a high-specification interior in a convenient village setting. The property is well-placed for local amenities, accessible via a pedestrian walkway from West End or by car from Chantry Way East. Inside, the accommodation is finished with attention to detail, featuring gas central heating, uPVC double glazing, and a security alarm system.

The ground floor comprises a spacious entrance hall leading to a dual-aspect lounge, a formal dining room, and a bespoke dining kitchen. Upstairs, there are three bedrooms and a well-equipped family bathroom, with the main bedroom including its own en-suite. The exterior features gardens that wrap around the front and side of the house, while the rear garden is a private, low-maintenance patio space with a pergola. A designated parking space is provided in the courtyard to the rear.

LOCATION

St. Marys Walk is a recent development by the well reputed local builders Messrs Scruton Homes and the architectural detail, high standard of craftsmanship and quality finish are evident upon entering the street scene. St. Marys Close is located in the centre of the village and whilst accessed by car from Chantry Way East, there is a pedestrian access to the south of the site leading directly on to West End close to the post office, chemist and a row of shops. The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with tiled floor and porch style bay windows and doors to both front and rear elevations.

INNER HALLWAY

With window to rear and turning staircase leading to the first floor.

LOUNGE

This bright and elegant dual-aspect room features a large double-glazed window and patio doors that open directly to the garden. A marble fire surround with a living flame gas fire serves as a sophisticated focal point, while the space is finished with moulded ceiling coving, recessed downlighters, and dimmer-controlled lighting.

DINING ROOM

With moulded coving, recessed downlighters and double doors leading out to the garden.

KITCHEN

Beautifully appointed, this kitchen features sleek high-gloss units with granite worktops and a peninsula breakfast bar. The layout includes soft-closing drawers, glass-fronted storage, and a suite of integrated appliances comprising a double oven, hob, microwave, and dishwasher, alongside space for an American-style fridge freezer. Tiled surrounds, recessed downlighters, and feature lighting to the kickboards and pelmets finish the room. Two windows provide plenty of light, and a corner cupboard offers a discrete space for the boiler and utility items.

UTILITY AREA

With fitted units, granite work surfaces, space for appliance. Window to front elevation.

CLOAKS/W.C.

Villeroy and Boch suite comprising concealed flush W.C, wash hand basin with designer tap.

FIRST FLOOR

NAEA National Association of

The Property Ombudsman

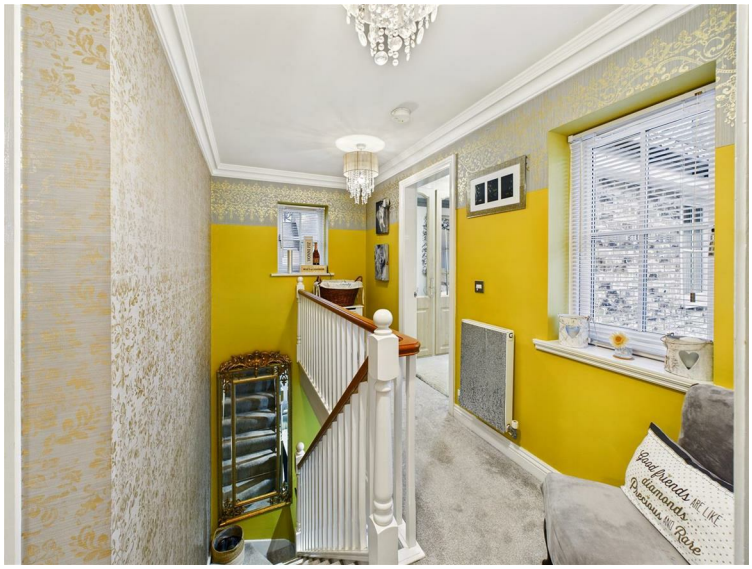
APPROVED CODE

OnTheMarket.com

Property Photography Academy

LANDING

Windows to side and rear elevations. Airing cupboard off housing the hot water tank and solar panel controls. Access to loft area.



MAIN BEDROOM SUITE

A stunning and spacious main bedroom suite fitted with double wardrobes providing hanging and storage space.

BEDROOM AREA

With windows to both front and rear elevations.

EN-SUITE SHOWER ROOM

A luxurious en-suite shower room with a Villeroy and Boch sanitaryware including a concealed flush W.C, cabinet housing a wash hand basin and a large shower cubicle with Hansgrohe fittings. Tiled surround and tiling to the floor. Heated chrome towel rail.

BEDROOM 2

Window to front elevation and lovely view overlooking the green area to the side of the property.

BEDROOM 3

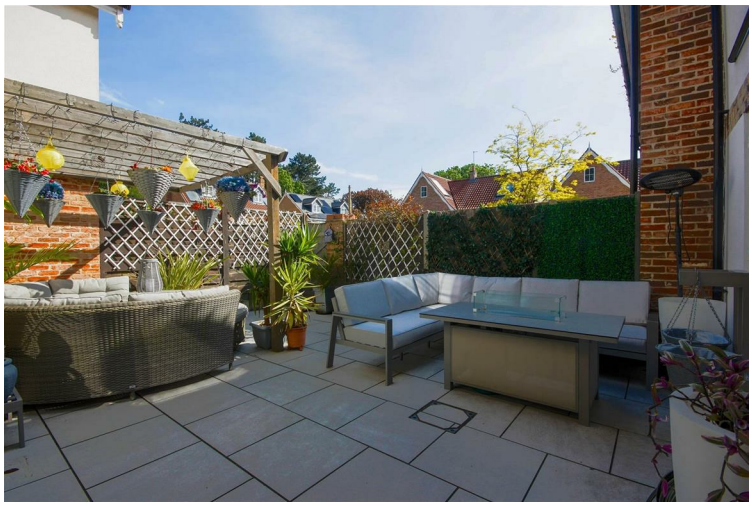
Currently used as a dressing room with open fitted wardrobing and viewings across the green to the front.

FAMILY BATHROOM

A luxuriously appointed bathroom with Villeroy and Boch fittings including a concealed flush W.C, cabinet housing a wash hand basin, bath with Hansgrohe fittings and a shower over with spray screen. Tiled surround and tiling to the floor. Heated chrome towel rail.

OUTSIDE

The exterior features gardens that wrap around the front and side of the house, while the rear garden is a private, low-maintenance patio space with a pergola. A designated parking space is provided in the courtyard to the rear.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

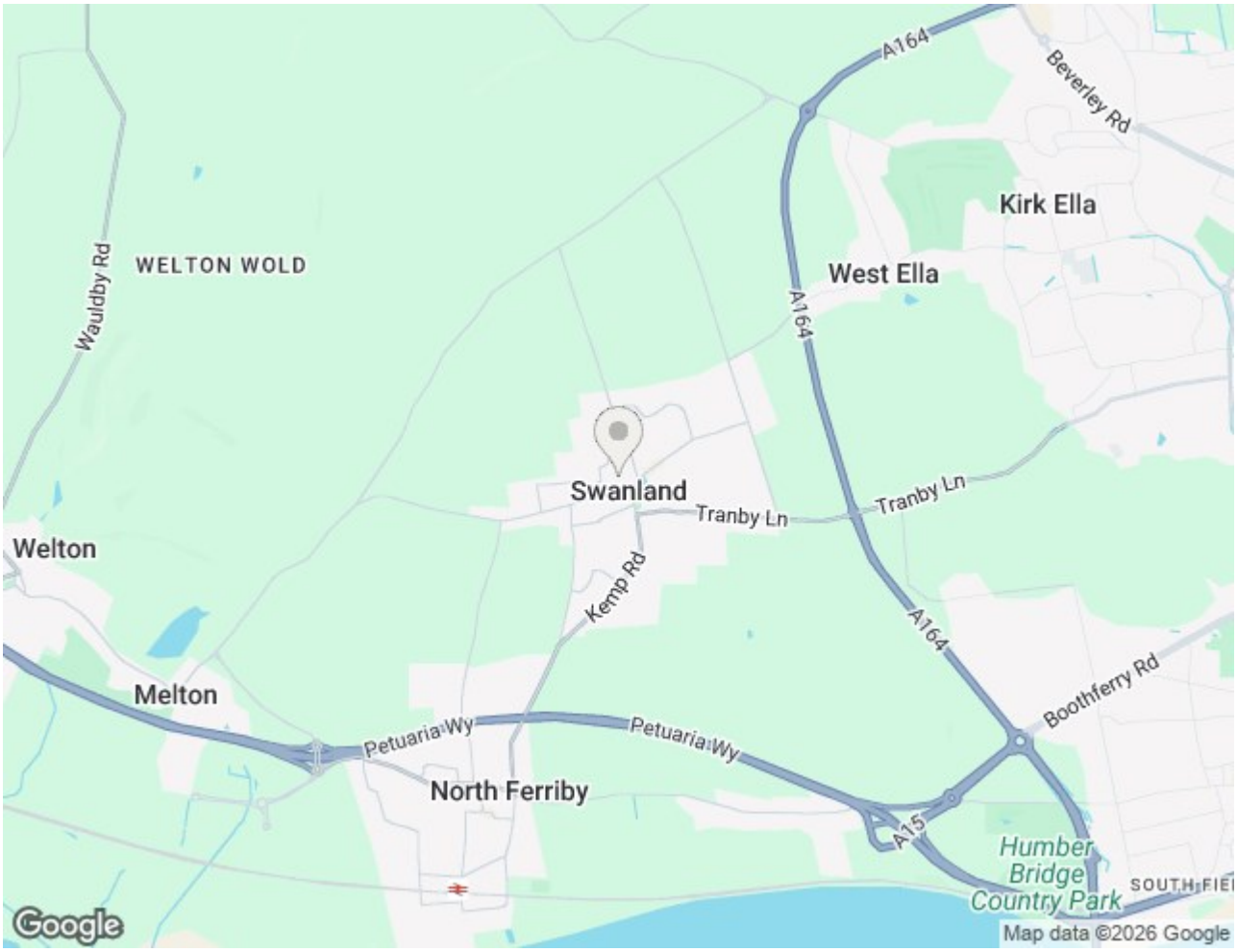
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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
Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
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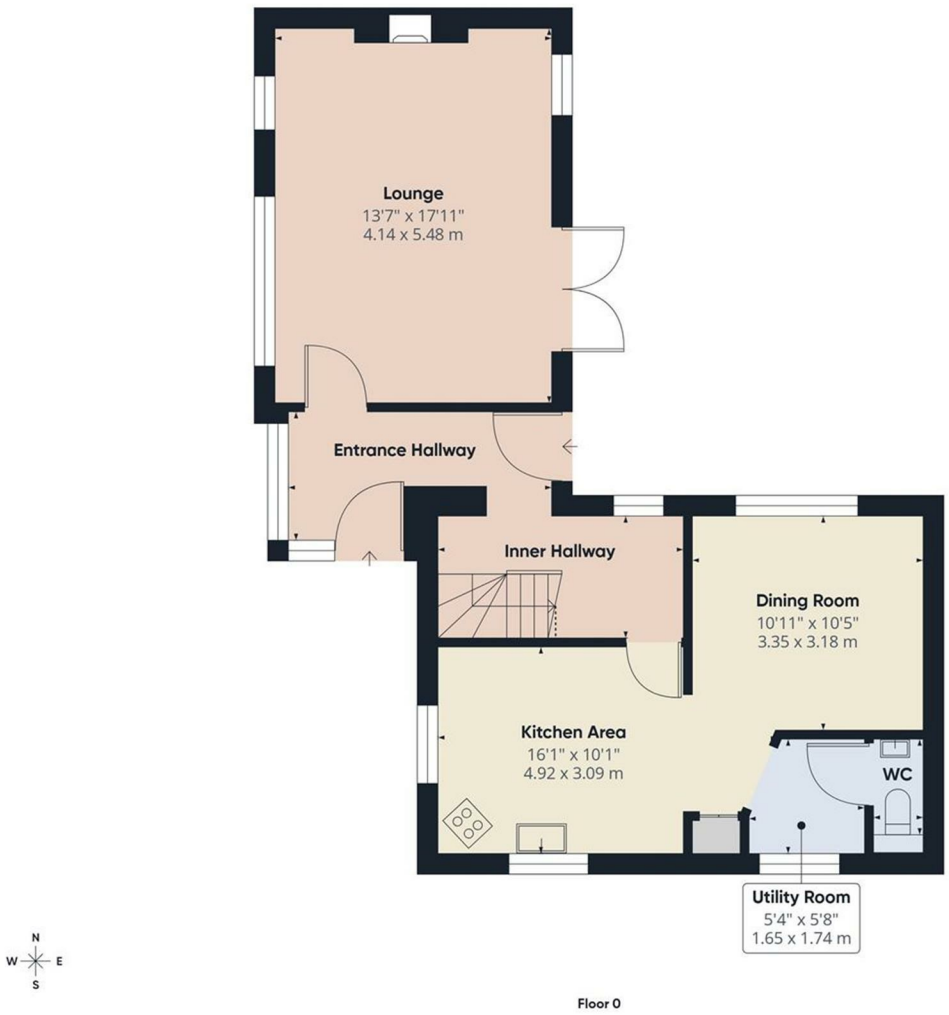


Approximate total area(1)
695 ft²
64.6 m²

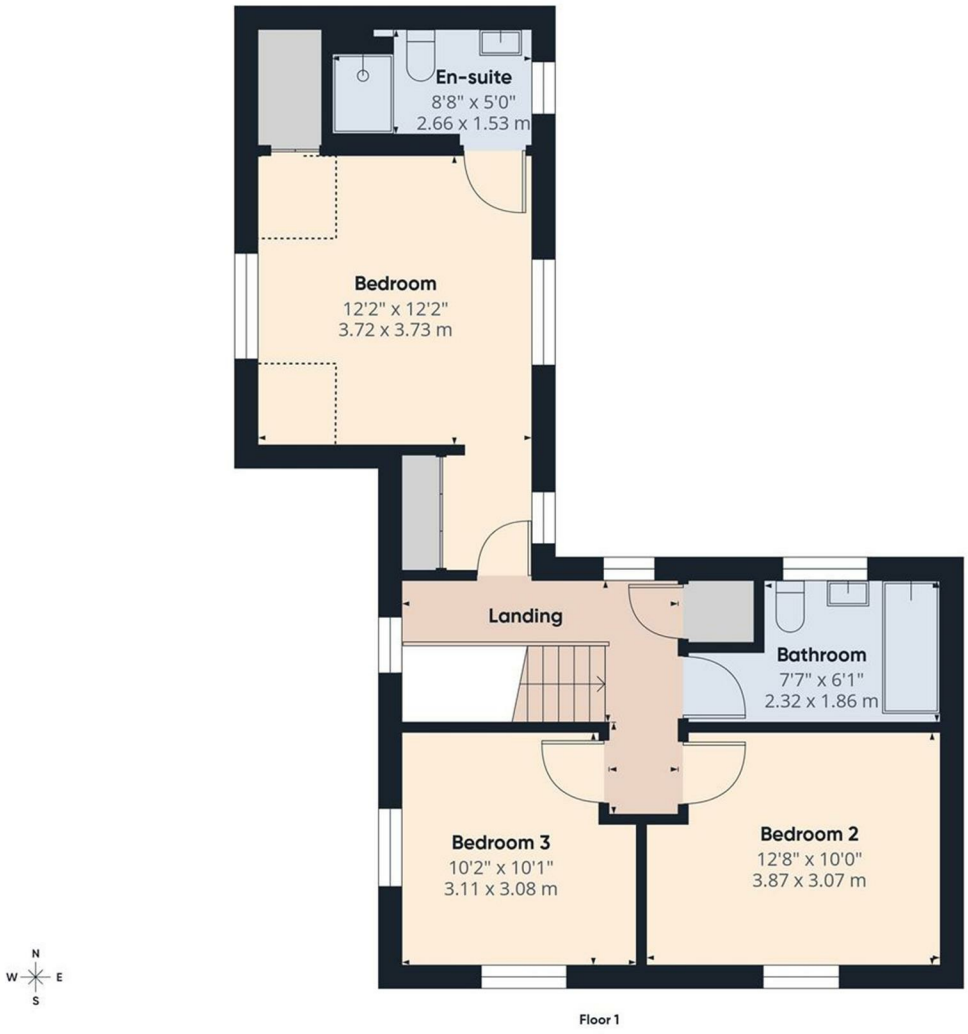
Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)
581 ft²
53.9 m²

Reduced headroom
24 ft²
2.2 m²

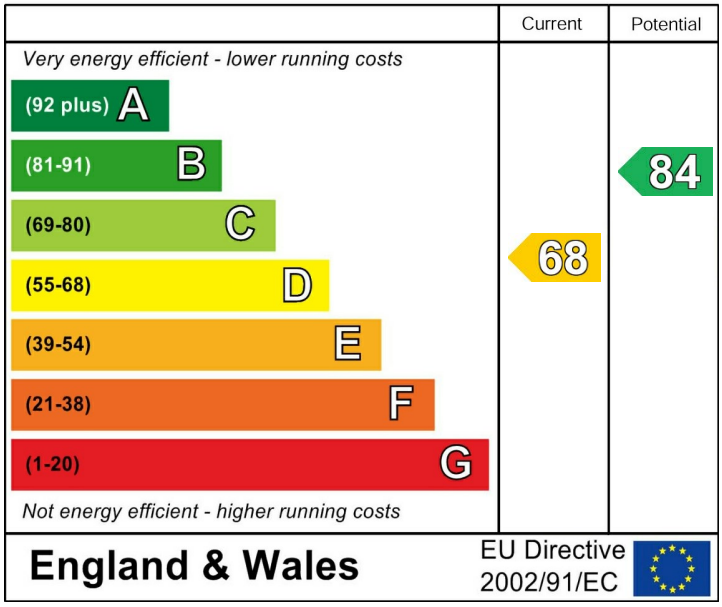
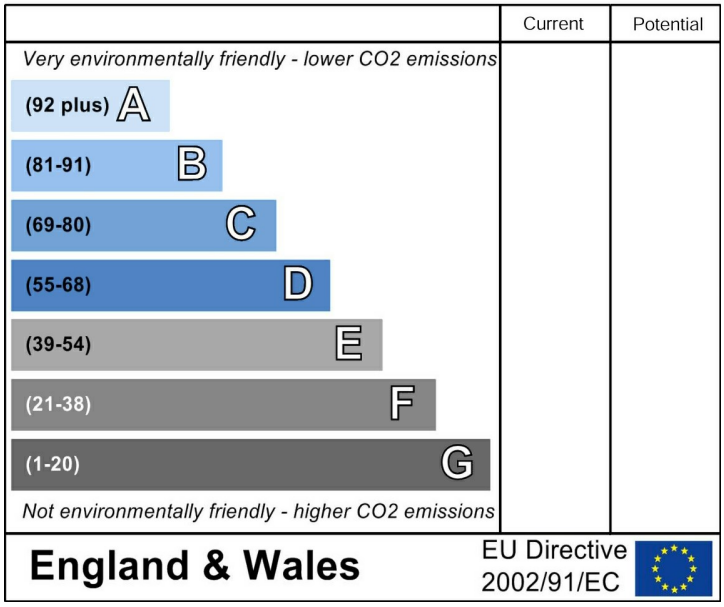
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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