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**Limb**  
MOVING HOME



*29 Haldenby Court West End, Swanland, East Yorkshire, HU14 3PQ*

- 📍 Recently Re-fitted
- 📍 1 Double Fitted Bedroom
- 📍 Central Village Location
- 📍 Council Tax Band = C
- 📍 First Floor Apartment
- 📍 Over-60's Living
- 📍 Move Straight In
- 📍 Leasehold / EPC =

**£60,000**

## INTRODUCTION

This recently modernised first floor apartment in Haldenby Court is ready to move straight into, perfect for those looking for comfort and security in a community development. Haldenby Court is a bespoke retirement complex specifically built for the over 60's. The complex provides individual apartments complemented by smart communal areas and facilities such as a residents lounge, guest suite and laundry room. Peace of mind is available as the development has an entry phone and security system plus an emergency phone and call system. The accommodation boasts UPVC double glazing and electric storage heating and comprises an entrance hallway with deep storage cupboard, spacious lounge, double bedroom with built in wardrobes, recently re-fitted kitchen with integrated appliances and a modern shower room. Communal gardens extend to the rear elevation with a southerly aspect, with resident and visitor parking available within the rear courtyard.

## LOCATION

Haldenby Court is situated along West End in 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.

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

### ENTRANCE HALL

With storage cupboard access.

## LOUNGE/DINER

With window to the rear of the building and gas fireplace with granite hearth and mantle. Doors open through to the kitchen.



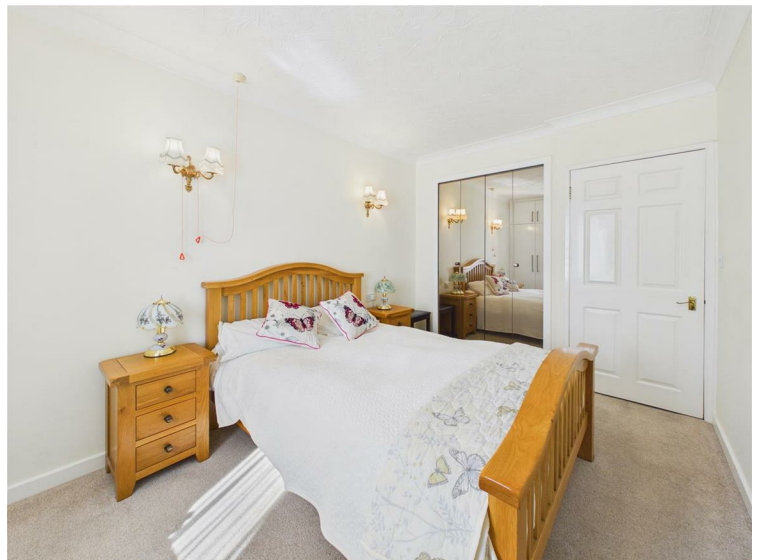
## KITCHEN

Recently fitted kitchen comprising contemporary units and worksurfaces, four-ring gas hob with filter unit above and integrated appliances including fridge-freezer and oven.



## BEDROOM

With fitted wardrobes and dresser beneath window to the rear elevation.



## SHOWER ROOM

Recently fitted shower room comprising step-in shower, low-flush W.C. and wash-hand basin atop fitted vanity unit.



## GLAZING

The property has the benefit of uPVC double glazing.

## HEATING

The property has the benefit of electric storage heaters.

## TENURE

Leasehold - The lease term is 125 years dated from October 1991.

The ground rent for the property is half yearly, paid in advance. The most recent invoice provided showed the rent to be £214.51 for 6 months and was dated 1st March 2026 to 31st August 2026.

## SERVICE CHARGE

The service charge for the property is a half yearly service charge paid in advance of £1,369.75 dated 1st September 2025 to 28th February 2026.

## COUNCIL TAX BAND

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

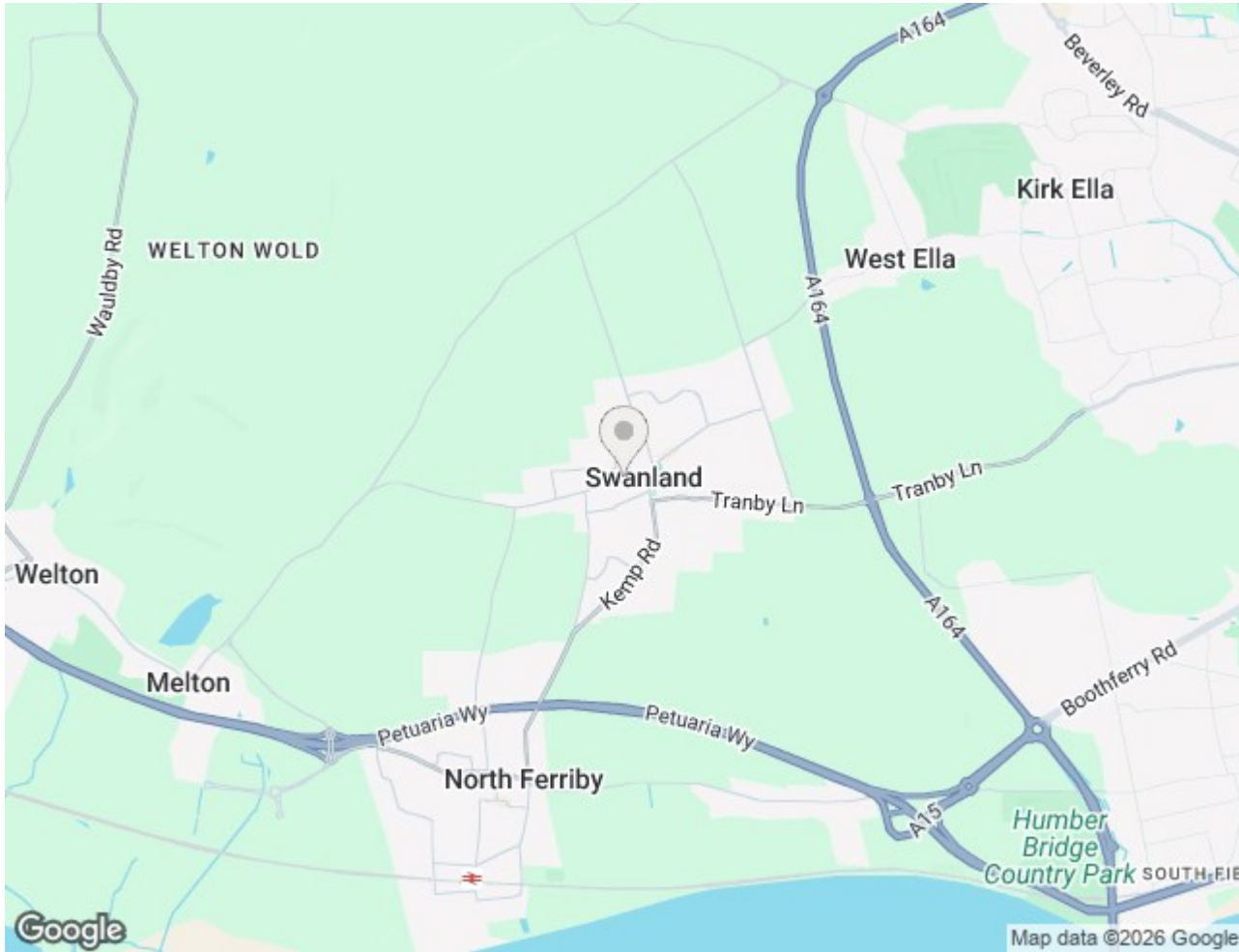
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

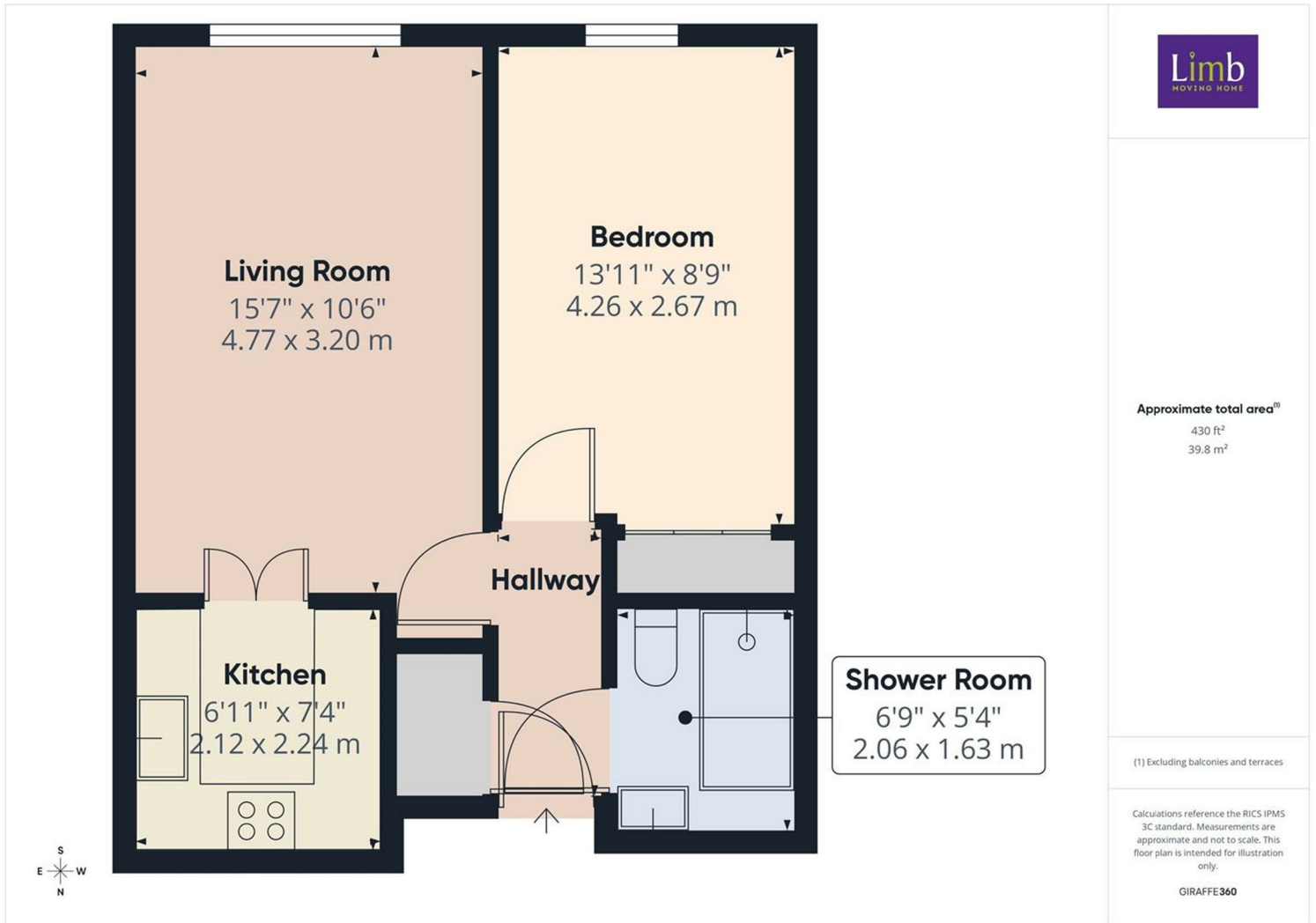
## *PHOTOGRAPH DISCLAIMER*


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) <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		
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