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**Limb**  
MOVING HOME



*23 Easenby Close, Swanland, East Yorkshire, HU14 3NP*

 Terraced Cottage

 Immaculately Presented

 Contemporary Living

 Council Tax Band = D

 Three Bedrooms

 Desirable Location

 Off-Street Parking

 Freehold/EPC = B

£299,950

## INTRODUCTION

Immaculately presented three-bedroom modern cottage in Swanland, perfect for refined living in a desirable location. The property boasts beautiful fixtures and fittings throughout, such as fitted shutter blinds in the lounge and each of the three bedrooms, bi-fold doors to the rear garden and oak doors through the interior.

The ground floor accommodation briefly comprises a lounge, W.C. and contemporary kitchen/diner, featuring an island, a range of integrated appliances and quartz worksurfaces throughout. There are three bedrooms and a bathroom on the first floor, with the first bedroom being of a particularly generous size. Bi-fold doors from the kitchen/diner open onto the paved rear patio followed by lawn. To the front of the property, there is an area of gravel for allocated parking.

This beautifully presented property is perfect for anybody looking for convenient living in one of the area's most desirable locations. Viewing is highly recommended.

## LOCATION

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

Residential entrance door to:

### ENTRANCE HALL

Door to lounge and stairs to first floor.

## LOUNGE

Window to front with fitted shutter blinds, storage cupboard to corner and door to kitchen/diner.



## KITCHEN/DINER

Contemporary kitchen/diner with an island centrepiece, featuring fitted shaker-style units, quartz worksurfaces and a range of integrated appliances including dishwasher, fridge-freezer and oven. A one-and-a-half sink & drainer sits beneath a window to rear and there is a four-ring induction hob with filter unit above. Adjacent to the kitchen is a dining area, with a set of bi-fold doors opening out to the rear patio.





## KITCHEN AREA



**W.C.**

Comprising low-flush W.C. and wash-hand basin.



**FIRST FLOOR**

**LANDING**

## *BEDROOM 1*

Extending the width of the property, with two windows to the front elevation.



## BEDROOM 2

With window to the rear elevation.



## BEDROOM 3

Window to rear elevation.



## BATHROOM

Beautifully finished bathroom comprising bath with shower screen and fitting, low-flush W.C. and wash-hand basin.



## OUTSIDE

Bi-fold doors from the kitchen/diner open onto the paved rear patio followed by lawn. To the front of the property, there is an area of gravel for allocated parking.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of 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 D. 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

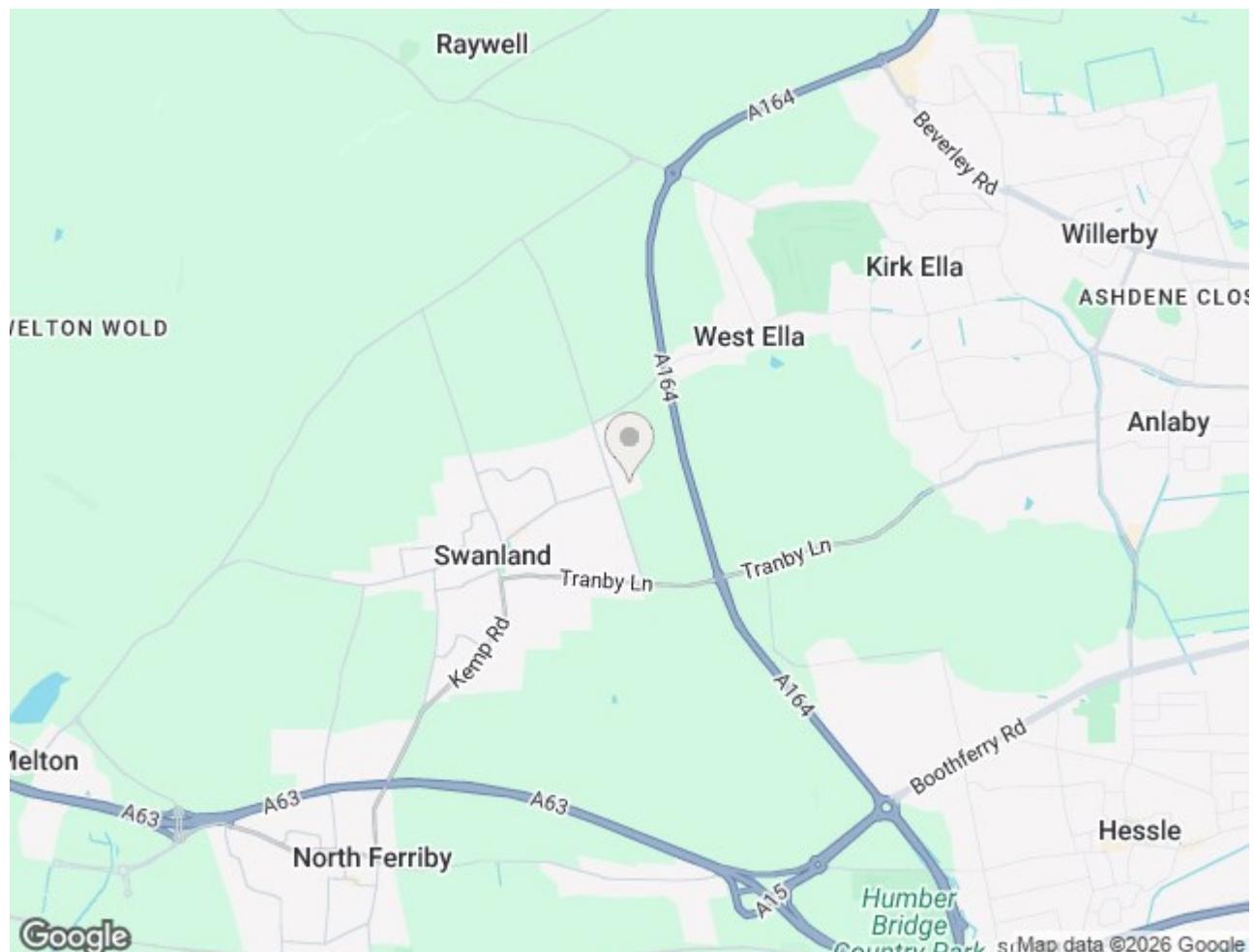
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

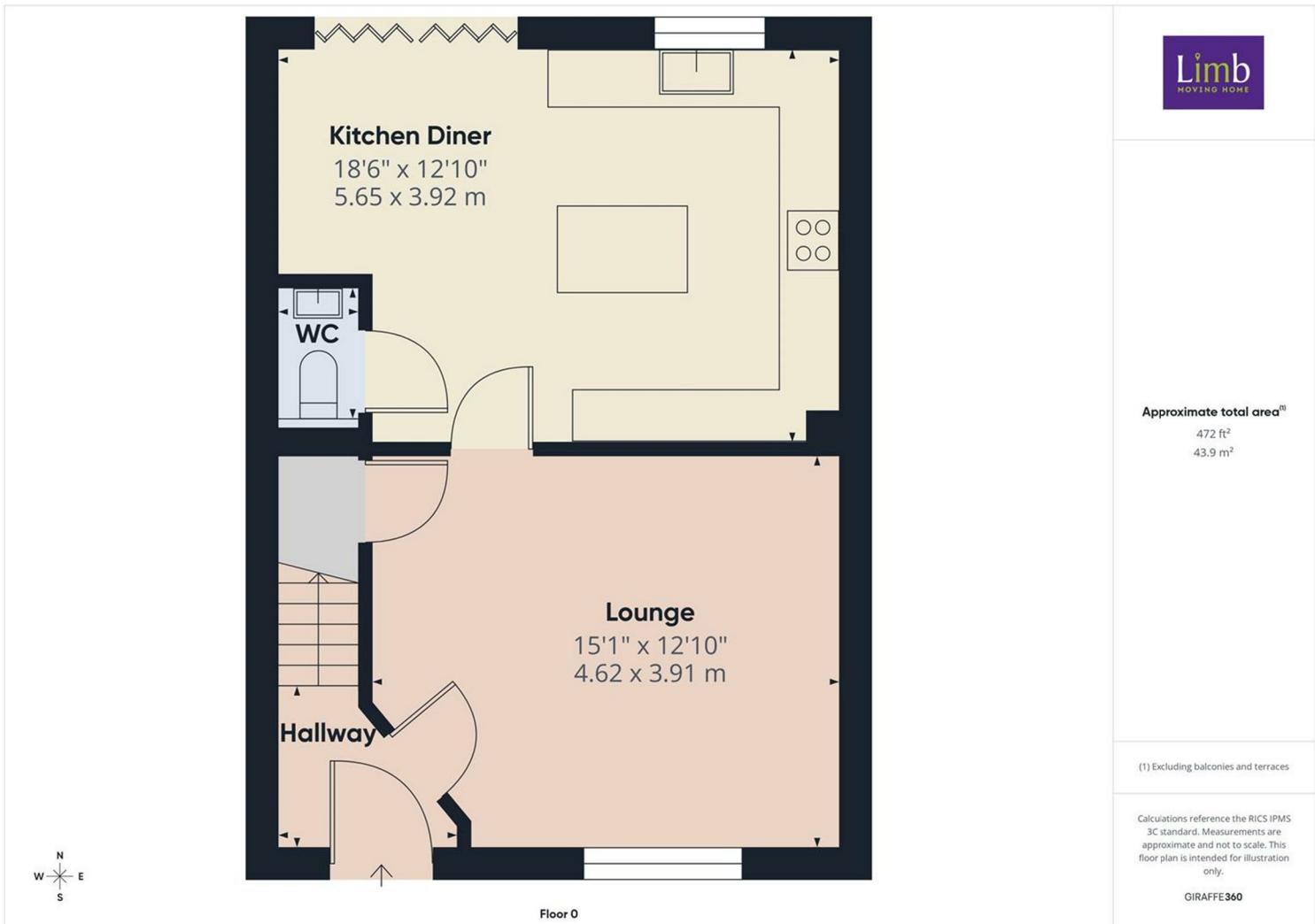
## PHOTOGRAPH DISCLAIMER

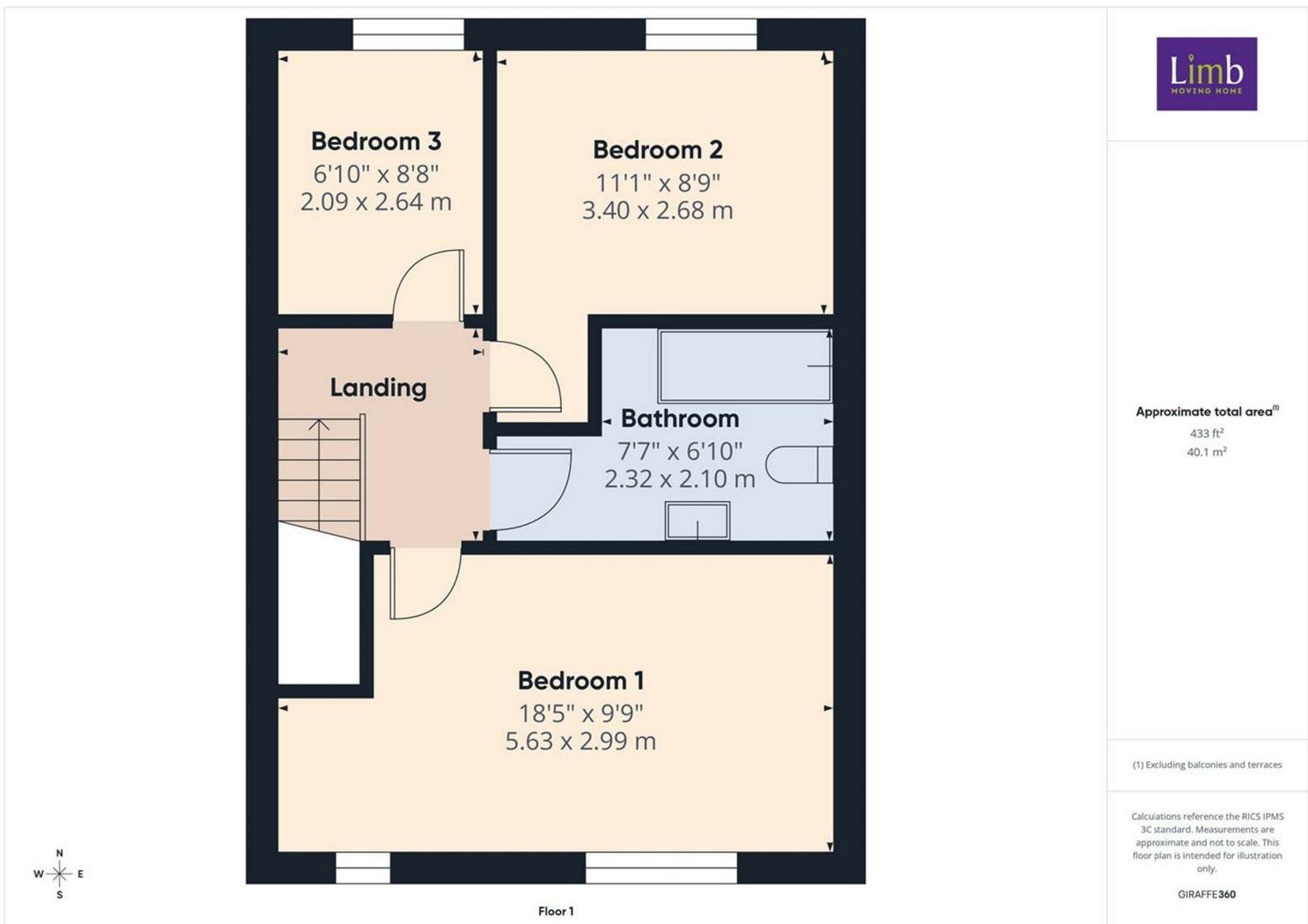
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	85	
(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	
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	