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**Limb**  
MOVING HOME



*44 Mill Rise, Swanland, East Yorkshire, HU14 3PW*

- 📍 So Much Potential!
- 📍 Detached Property
- 📍 Larger Corner Plot
- 📍 Council Tax Band = E

- 📍 Currently 3 Bedrooms
- 📍 South/West Garden
- 📍 Must Be Viewed!
- 📍 Freehold / EPC = D

**£375,000**

## INTRODUCTION

\*\*\*OPEN TO VIEW WEDNESDAY 13TH MAY 2:30PM TO 4:30PM & SUNDAY 17TH MAY 2PM TO 4PM. NO APPOINTMENT NEEDED\*\*\*

There is so much potential here to remodel/extend this detached property to create something quite spectacular. The property occupies a corner plot of around 0.2 acre within a residential cul-de-sac and the garden enjoys a sunny south and west facing aspect. A programme of modernisation is needed to bring the house up to modern standards, however due to this size of the plot, also affords the opportunity to significantly remodel/extend and create a stunning home of higher value. Currently the property affords 3 bedrooms, as depicted on the attached floorplan with bedrooms to both ground and first floor levels. There is a lounge, dining area and a large sunroom overlooking the gardens. Parking is available to the front together with an integral garage. The garden is mainly lawned and is a great space to enjoy and relax.



## LOCATION

The property lies at the bottom of a residential cul-de-sac within Mill Rise which leads directly off Mill Road or Westfield Lane to the west of Swanland village centre. It is conveniently placed from the picturesque village centre where a number of shops can be found including a convenience store/post office, chemist and there is well reputed public house which also serves food. Recreational facilities include a tennis and bowls club together with a playing field. The village has a well reputed junior school with secondary schooling at nearby South Hunsley in Melton. Convenient access can be gained to the A63 leading to Hull city centre to the east, the Humber bridge and the national motorway network to the west. There is a regular bus service to the village and a mainland railway station in Brough, a few miles distant.



## ACCOMODATION

### RESIDENTIAL ENTRANCE DOOR

Leading to:

## ENTRANCE HALL

With staircase leading up to the first floor, cloak cupboard to corner.



## LOUNGE

With double glazing to front, tiled fire surround housing a living flame gas fire. Broad opening leads through into dining area.



## DINING AREA

With sliding glazed door opening to the sunroom.

## SUNROOM

A light and airy room overlooking the garden with sliding doors to both south and west elevations.



## KITCHEN

Having a selection of fitted units worksurfaces, sink and drainer, integrated oven and grill, five ring gas hob extracted above, plumbing for automatic washing machine. Windows overlooking the rear garden and access to rear lobby.



## SIDE LOBBY

With patio door opening out to the garden. Cupboard housing the warm air central heating system.

## BEDROOM 3

With fitted wardrobes and cupboards. Double glazing window to west overlooking the garden.



## BATHROOM

With white suite comprising of low level WC pedestal wash hand basin and bath, tiling to walls.



## FIRST FLOOR

## LANDING

## *BEDROOM 1*

A spacious double bedroom with a range of fitted cupboards and drawers. Double glazed window looks to the western elevation.



## *WALK-IN WADROBE*

Complete with wardrobes. Access to further eaves area.

## *BEDROOM 2*

A double bedroom with fitted wardrobes, drawers and dressing table. Double glazed window to north elevation.



## SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower area.



## OUTSIDE

The property occupies a superb corner plot to one corner of a cul-de-sac setting. There is a lawned garden to the front and a driveway providing parking leading up to the integral garage. The principle garden enjoys a south and westerly aspect being mainly lawned with hedging and fencing to borders.



## REAR VIEW



## HEATING

The property has the benefit of ducted warm air 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 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. 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.







