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**Limb**  
MOVING HOME



*13 Westerdale, Swanland, East Yorkshire, HU14 3PY*

- 📍 Attractive Detached House
- 📍 Superb Kitchen
- 📍 4 Beds / 2 Baths
- 📍 Council Tax Band = F
- 📍 Lounge & Day/Dining Room
- 📍 South Facing Garden
- 📍 Driveway & Store
- 📍 Freehold / EPC =

**£425,000**

## INTRODUCTION

Occupying a prime position with an open outlook across a central green, this attractive bay-fronted detached home was built by the reputable local housebuilder, Scrutons. Located within a highly sought-after village development, the property has been thoughtfully extended and upgraded to offer a contemporary interior. The ground floor features a welcoming entrance hall with cloakroom/W.C., a spacious bay-fronted lounge, and an extended day/dining room overlooking the rear garden. The heart of the home is the contemporary kitchen, boasting granite worktops and a large central island with a breakfast bar peninsula. On the first floor are four well-proportioned bedrooms with fitted wardrobes, including a main suite with an en-suite shower room, and a family bathroom featuring a spa bath and separate shower. Externally, the property benefits from a block-paved double driveway, a useful store, and an enclosed south-facing rear garden.

## LOCATION

Westerdale is located off Dale Road on the fringe of the northern side of the village. 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.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

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

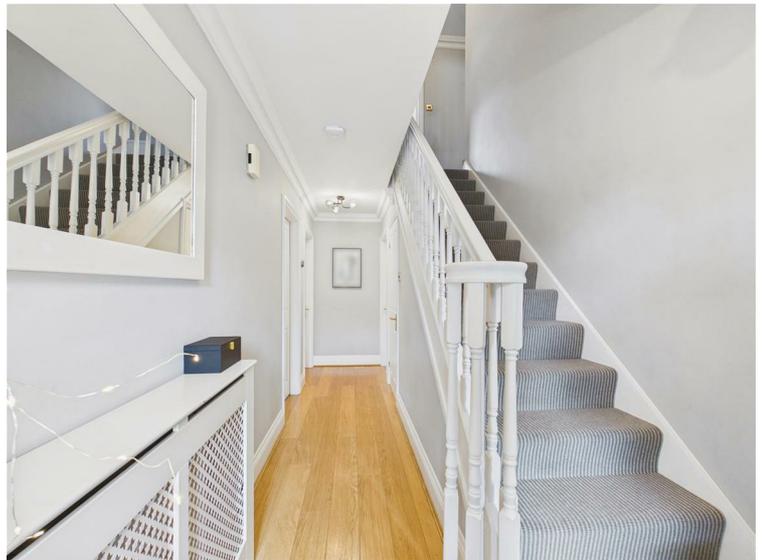
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

16'7" x 11'4" approx (5.05m x 3.45m approx)  
With bay window to the front elevation.



## DAY/DINING ROOM

21'2" x 11'4" approx (6.45m x 3.45m approx)



## DAY AREA

With fitted units, inset spot lights and opening through to the dining area.



## DINING AREA

With inset spot lights and French doors leading out to the south facing rear garden.



## KITCHEN

20'7" x 16'5" approx (6.27m x 5.00m approx)  
Narrowing to 9'5" approx.

Having an extensive range of fitted units, granite worktops and large central island with raised breakfast bar peninsular. There is an inset sink with Quooker boiling water tap, Siemens oven and steam/microwave oven, five ring gas hob with extractor above, dishwasher and wine fridge. There is housing for an American style fridge/freezer, internal access door to the store where there is plumbing for a washing machine. Window and external access door to the rear garden.



## KITCHEN - ALTERNATIVE VIEW



## FIRST FLOOR

### LANDING

With airing cupboard and loft access hatch with ladder to boarded loft.

### BEDROOM 1

16'9" x 10'4" approx (5.11m x 3.15m approx)

With fitted wardrobes and window to the front elevation. (photos coming soon)

### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity basin with cupboards under, low flush W.C., half tiling to walls, heated towel rail and window to the front elevation. (photos coming soon)

## *BEDROOM 2*

11'6" x 11'4" approx (3.51m x 3.45m approx)

Measurements up to fitted wardrobes. Window to the front elevation. (photos coming soon)

## *BEDROOM 3*

11'4" x 9'5" approx (3.45m x 2.87m approx)

With fitted wardrobes and window to the rear elevation. (photos coming soon)

## *BEDROOM 4*

9'8" x 8'4" approx (2.95m x 2.54m approx)

With fitted wardrobe and window to the rear elevation. (photos coming soon)

## *BATHROOM*

With suite comprising a spa bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor, inset spot lights and window to rear. (photos coming soon)

## OUTSIDE

The property has a lawned garden area to the front with block paved double driveway providing off street parking. There is an integral store and a gated pedestrian access to the side leading to the rear garden. The enclosed rear garden has been cleverly landscaped for ease of maintenance with artificial turf and a paved patio directly adjoins the rear of the property to create an attractive entertaining area. The property enjoys a southerly rear aspect and has fenced boundaries.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of timber framed and 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 F. 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*

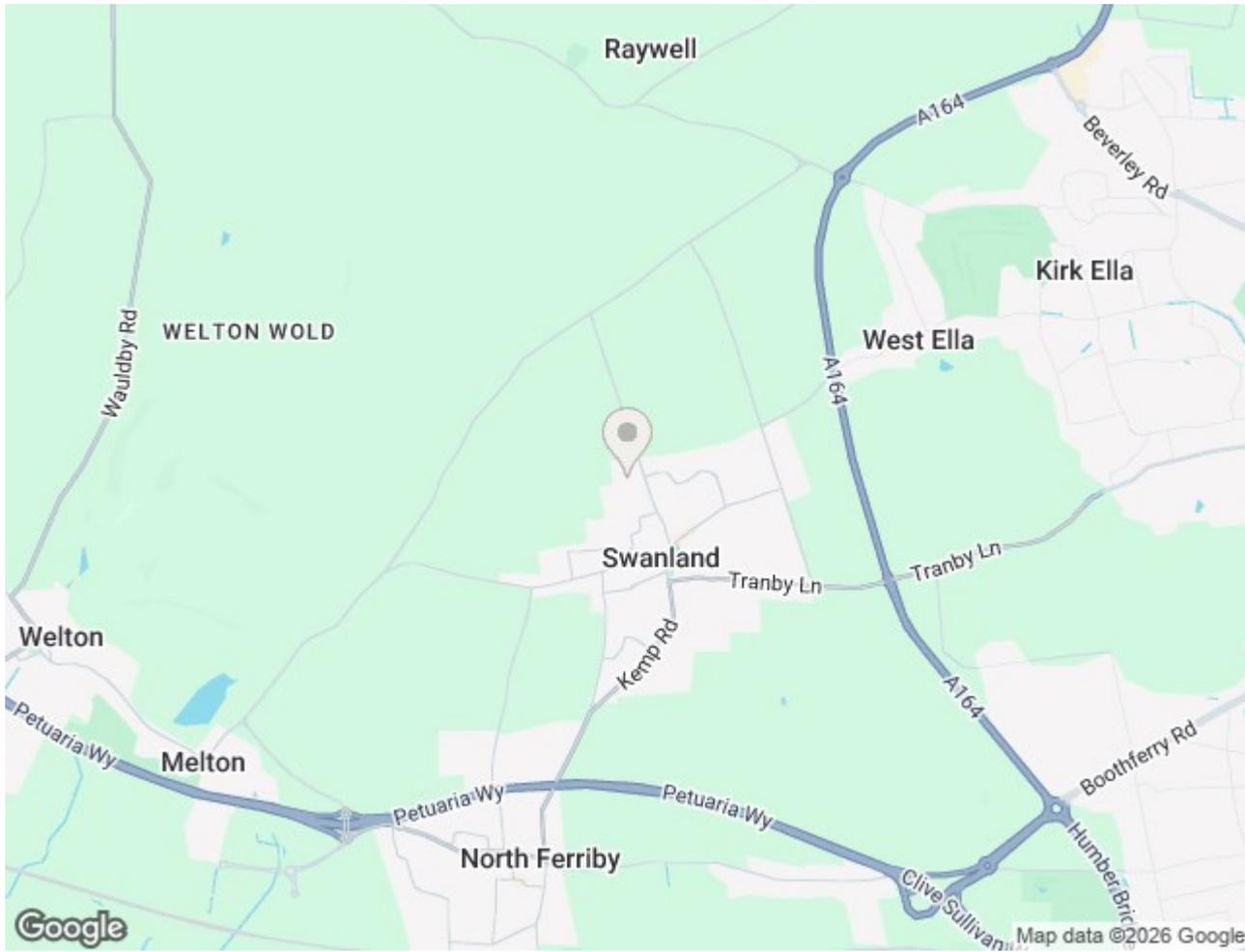
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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



**Ground Floor**  
Approx. 73.5 sq. metres (790.6 sq. feet)



**First Floor**  
Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 139.5 sq. metres (1501.8 sq. feet)  
13 Westerdale, Swanland

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	