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Limb
MOVING HOME



4 The Green, Swanland, East Yorkshire, HU14 3PZ

- 📍 Superb Detached House
- 📍 Five Beds/Two Baths
- 📍 Three Reception Rooms
- 📍 Council Tax Band = G
- 📍 Contemporary Kitchen
- 📍 Double Garage
- 📍 Lovely Position
- 📍 Freehold/EPC = D

£570,000

INTRODUCTION

This superb detached home occupies a lovely position with green to the front and woodland area/fields to the rear. Having been modernised by the current owners, the property offers spacious accommodation with a modern and contemporary finish. The property has the benefit of gas central heating to radiators, uPVC double glazing the accommodation comprises an entrance hall, cloaks/W.C., play room, sitting room, lounge and a contemporary kitchen with built in appliances and underfloor heating complemented by a utility room. To the first floor is an open landing off which there are five good sized bedrooms all with fitted wardrobes. There is an en-suite shower room to bedroom 1 and a family bathroom.

To the front of the property is a lawned garden and a double width driveway leading onwards to the detached double garage. The rear garden offers much privacy and enjoys open woodland/fields to the rear. There is a circular lawn, patio, pond and rockery.

LOCATION

The Green is an attractive and established cul-de-sac setting situated off Westerdale which in turn is accessed via Dale Road. Swanland can trace its history back to at least the 13th century and is surrounded by open countryside, situated to the south east corner of the Yorkshire Wolds. The village enjoys good transport links being close to the A63 to Hull and Leeds and the main motorway network. The community benefits from a surprising number of shops including a convenience store, clubs and facilities. The focal point of the village is the picturesque pond overlooked by the Swan & Signet pub, the village hall, library and church. Swanland has a welcoming atmosphere, there is always plenty of village activities going on throughout the year to cater for most tastes and interests. Pre-school group is popular and Swanland primary school is regularly rated as 'outstanding' by Ofsted attracting families with young children.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With solid wood flooring, staircase leading to the first floor and understairs cupboard.

PLAY ROOM

11'6" x 10'7" approx (3.51m x 3.23m approx)

With engineered wood flooring, inset spot lights and bay window to front elevation.



SITTING ROOM

12'11" x 11'3" approx (3.94m x 3.43m approx)

With inset brick fireplace housing an open fire. Bay window to front elevation.



CLOAKS/W.C.

With modern suite comprising a low flush W.C. and wash hand basin. Heated towel rail and inset spot lights.



LOUNGE

18'8" x 12'11" approx (5.69m x 3.94m approx)

With windows to side and double doors opening out to the rear garden.



KITCHEN

19'7" x 12'9" approx (5.97m x 3.89m approx)

Having a range of contemporary fitted base and wall units with "Minerva" worksurfaces, matching central island with breakfast bar peninsular and inset sink unit with mixer tap. There is an array of integrated appliances including an oven, steam oven, microwave, six ring gas hob with extractor above, warming drawer, dishwasher and wine cooler. Window and double doors opening out to the rear garden.



UTILITY

With base and wall units, laminate worksurfaces, sink and drainer, plumbing for automatic washing machine, space for tumble dryer, external access door to rear.

FIRST FLOOR

LANDING

Spacious area with built in storage and airing cupboard.



BEDROOM 1

12'11" x 12'1" approx (3.94m x 3.68m approx)

With an extensive range of fitted wardrobes and bay window to front elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a large walk in shower, vanity unit with wash hand basin, low flush W.C., heated towel rail, inset spot lights, tiled floor and window to side.



BEDROOM 2

12'8" x 11'6" approx (3.86m x 3.51m approx)
Fitted wardrobes and window to rear elevation.



BEDROOM 3

10'1" x 9'10" approx (3.07m x 3.00m approx)
Fitted wardrobes and window to front elevation.



BEDROOM 4

13'4" x 6'7" approx (4.06m x 2.01m approx)
Fitted wardrobes and window to rear elevation.



BEDROOM 5 / STUDY

11'0" x 7'3" approx (3.35m x 2.21m approx)
With a range of fitted furniture including cupboards, desk and bookshelves. Window to rear.



BATHROOM

With modern suite comprising a bath with shower over and screen, twin sinks, with vanity unit, low flush W.C., part tiling to walls, tiled floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

To the front of the property is a lawned garden and a double width driveway leading onwards to the detached double garage. The rear garden offers much privacy and enjoys open woodland/fields to the rear. There is a circular lawn, patio, pond and rockery plus a summerhouse.



POND, ROCKERY & SUMMERHOUSE

REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

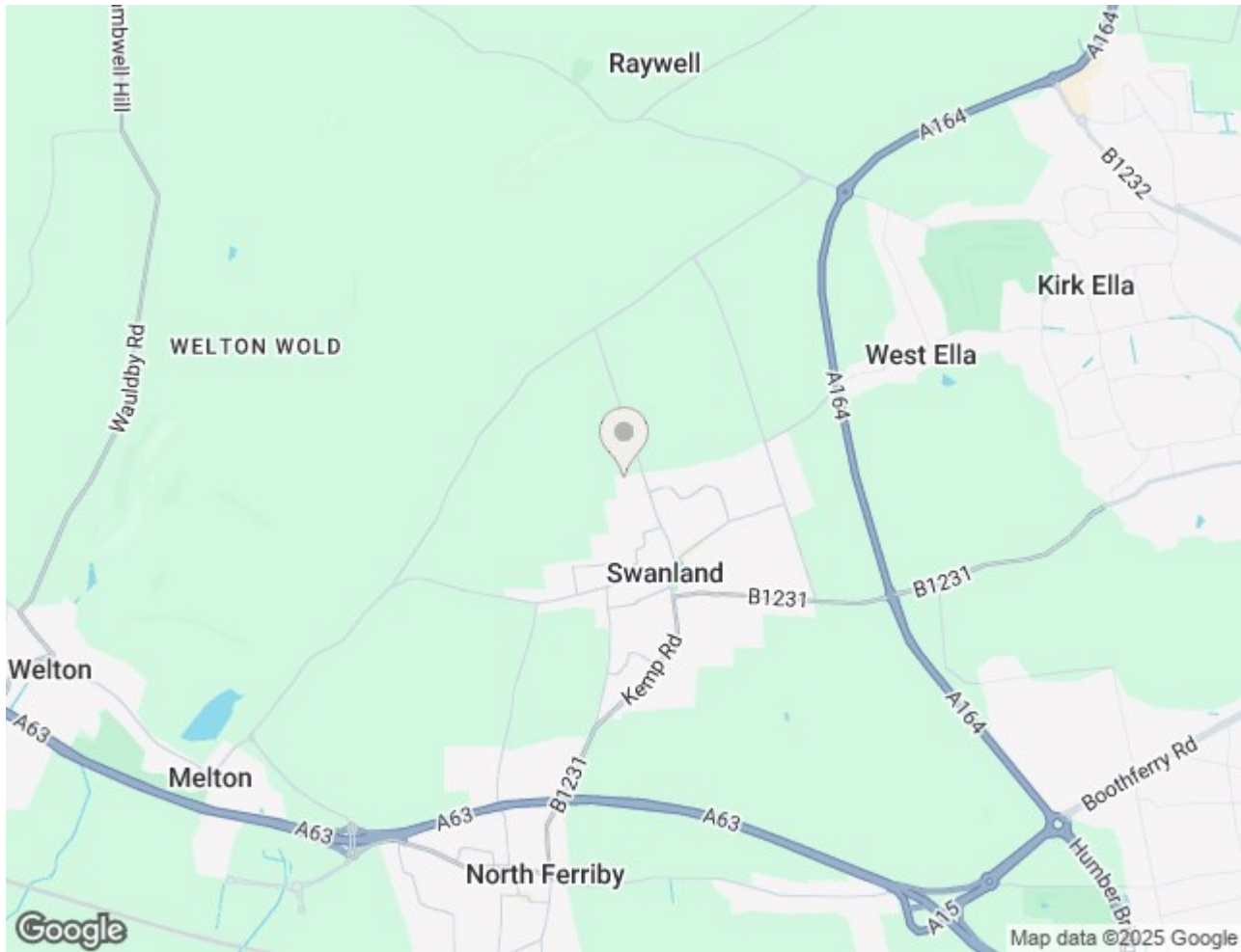
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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. 79.5 sq. metres (855.7 sq. feet)




First Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



Total area: approx. 164.9 sq. metres (1775.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	