

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



7 Todds Close, Swanland, East Yorkshire, HU14 3NT

- 📍 Spectacular Open-Plan Living
- 📍 Superb Family Kitchen
- 📍 Playroom, Study & Gym
- 📍 Council Tax Band = G
- 📍 Luxury Principal Suite
- 📍 Double Garage & Drive
- 📍 Generous Gardens
- 📍 Freehold / EPC = C

£795,000

INTRODUCTION

Beautifully reimagined for contemporary family living, this exceptional detached home offers a superb balance of style, space and practicality. The standout feature is the outstanding open-plan living environment, where the dining kitchen flows effortlessly into the family sitting area, creating a spectacular space designed for both everyday life and entertaining.

Thoughtfully planned to meet the demands of modern living, the ground floor also features a playroom opening directly from the kitchen, allowing younger children to remain within sight, together with a separate study/fifth bedroom, gym, utility room and an elegant oak staircase with contemporary glass balustrading.

Upstairs, four generous bedrooms provide excellent family accommodation, including a fantastic principal bedroom suite with fitted wardrobes and en-suite shower room. A beautifully appointed family bathroom with elegant gold fittings completes the first floor.

Outside, the generous plot is equally impressive, with an elevated frontage, ample driveway parking, a double garage and beautifully maintained gardens that enhance the sense of space whilst providing dedicated areas for both entertaining and family life.



LOCATION

Todds Close is an exclusive and most desirable cul-de-sac situated off Tranby Lane on the eastern fringe 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With Amtico flooring, inset spot lights and staircase with oak and glass balustrade leading up to the first floor.

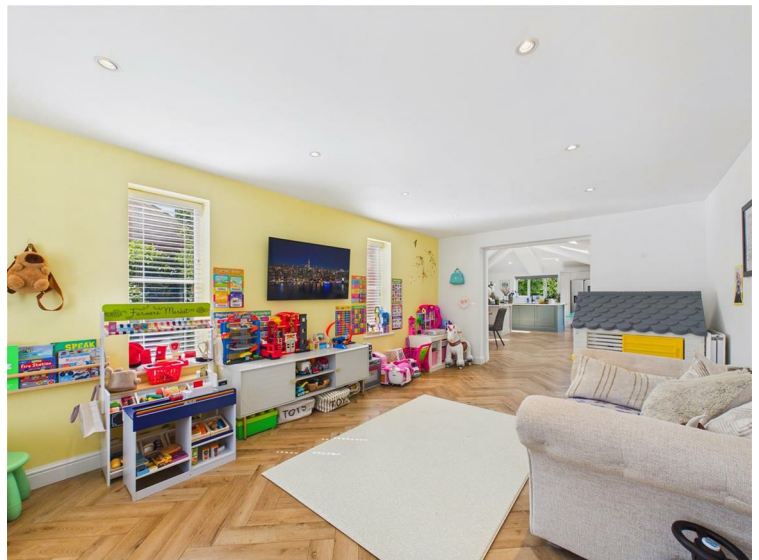
CLOAKS/W.C.

With low flush W.C. and wash hand basin. Amtico flooring and inset spot lights.



PLAY ROOM

With herringbone style flooring and windows to the front and side elevations. This room is open plan through to the dining kitchen.



DINING KITCHEN

The true centrepiece of the home, this exceptional open-plan space has been thoughtfully designed with modern family living in mind. French doors open onto the rear garden, whilst a wide opening leads directly through to the playroom and the kitchen flows seamlessly into the adjoining sitting area, creating an outstanding environment for both everyday life and entertaining.

Flooded with natural light from six Velux roof windows, the kitchen is fitted with an extensive range of stylish shaker-style base and wall units complemented by Quartz worktops incorporating a Belfast sink with Quooker boiling water tap. Integrated appliances include an oven, combination microwave, warming drawer, dishwasher and wine chiller, together with housing for an American-style fridge/freezer. A substantial central island incorporates the induction hob with integrated downdraft extractor, whilst a breakfast bar provides the perfect spot for informal dining or enjoying a morning coffee. Herringbone-style flooring with underfloor heating completes this exceptional space.



KITCHEN AREA



DINING AREA



LIVING/SITTING ROOM

Open plan to the dining kitchen, this beautifully appointed reception space provides the perfect place to relax whilst remaining connected to the heart of the home. French doors open onto the rear garden, whilst windows to the rear and side elevations, together with Velux roof windows, flood the room with natural light.

Finished with Amtico flooring incorporating underfloor heating, the room is centred around a contemporary media wall featuring an inset electric fire and bespoke shelving to either side, creating an impressive focal point.





GYM

With window to the side elevation.



UTILITY ROOM

With fitted units, Quartz worktops with inset sink unit, plumbing for a washing machine and an integrated fridge. External access door to side.



STUDY/BEDROOM 5

With window to the front elevation.



FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM 1

A lovely dual aspect room with windows to the front and rear. There is a dressing area with stylish fitted wardrobes.





DRESSING AREA



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with low flush W.C. and wash hand basin, tiled walls, heated towel rail and window to the front elevation.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to the front elevation.



BEDROOM 4

With fitted wardrobes and window to the front elevation.



FAMILY BATHROOM

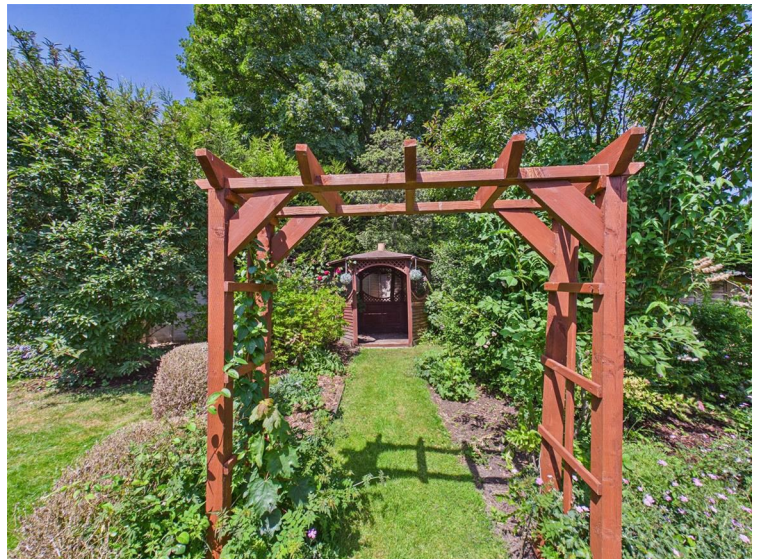
A stylish suite with gold accents incorporating a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



OUTSIDE

Occupying an elevated position, the property enjoys an attractive frontage with an open-plan lawned garden, a generous driveway providing ample parking and access to the double garage, together with gated pedestrian access to both sides.

The rear gardens have been thoughtfully arranged to create two distinct outdoor spaces. Immediately adjoining the property, a paved patio enjoys a sought-after south-westerly aspect and provides an ideal setting for outdoor dining and entertaining, whilst the adjoining lawn offers plenty of space for children to play. An additional generous lawned garden extends alongside the property, enhancing the sense of space and complemented by mature trees, established shrubs and well-stocked borders, creating an attractive backdrop and a versatile outdoor space to be enjoyed throughout the seasons.



PATIO AREA



FRONT VIEW



SIDE VIEW



SIDE GARDEN



REAR VIEW



HEATING

The property has a combination of gas fired central heating to radiators and underfloor heating.

GLAZING

The property has the benefit of 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 G. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

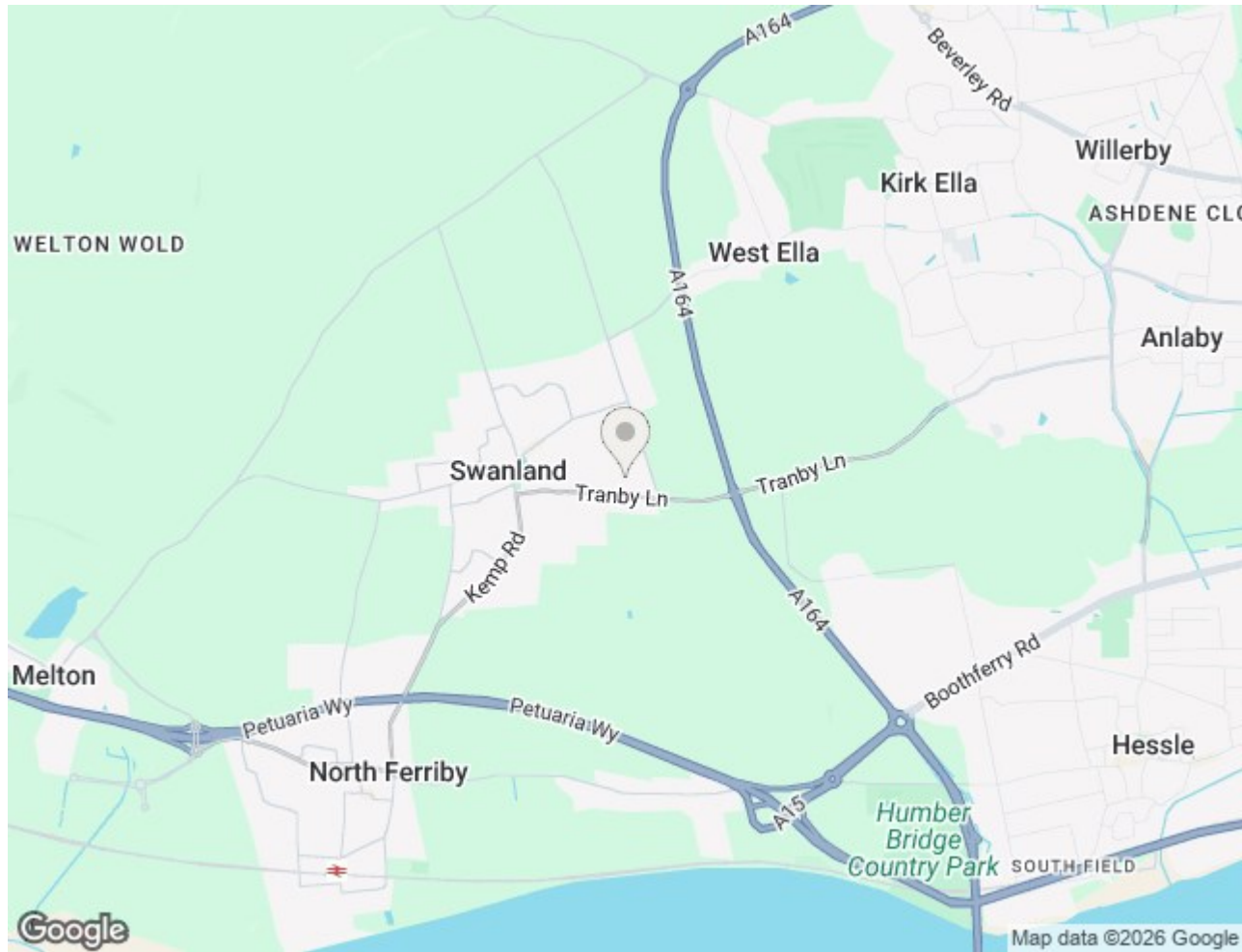
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

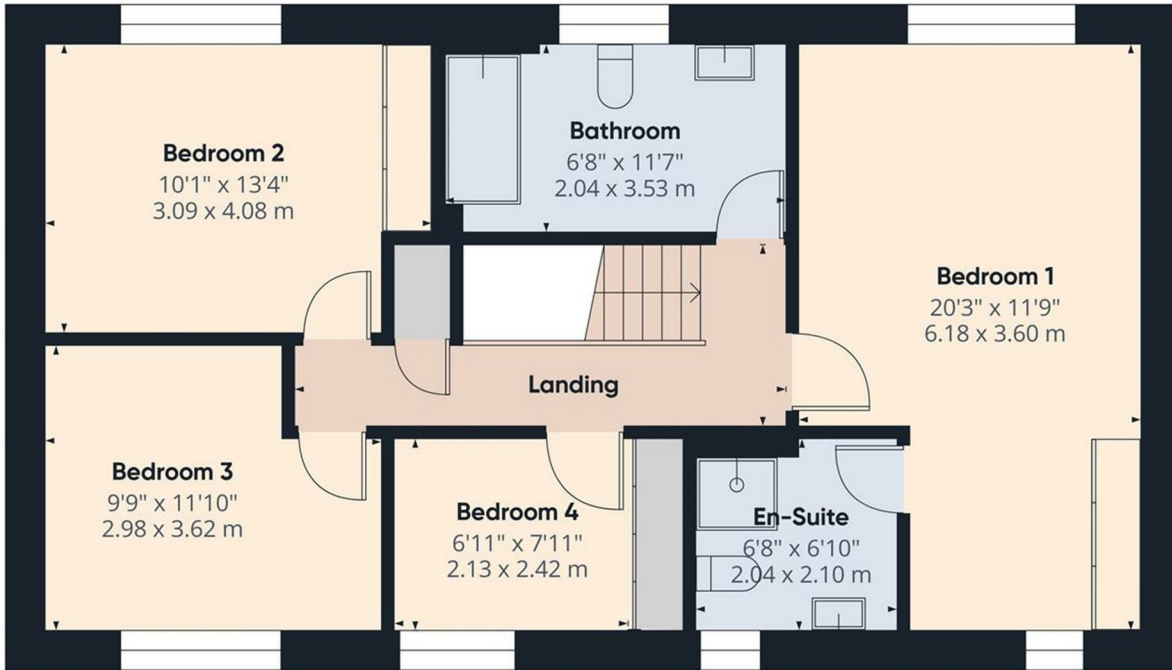
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.







Floor 1



Approximate total area⁽¹⁾
709 ft²
65.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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	