

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*71 Chantry Way East, Swanland, East Yorkshire, HU14 3QF*

- 📍 What a Great Plot!
- 📍 Semi Detached House
- 📍 3 Bedrooms
- 📍 Council Tax Band = C
- 📍 Sought After Cul-de-sac
- 📍 No Chain involved
- 📍 Much Potential
- 📍 Freehold/EPC = D

**£235,000**



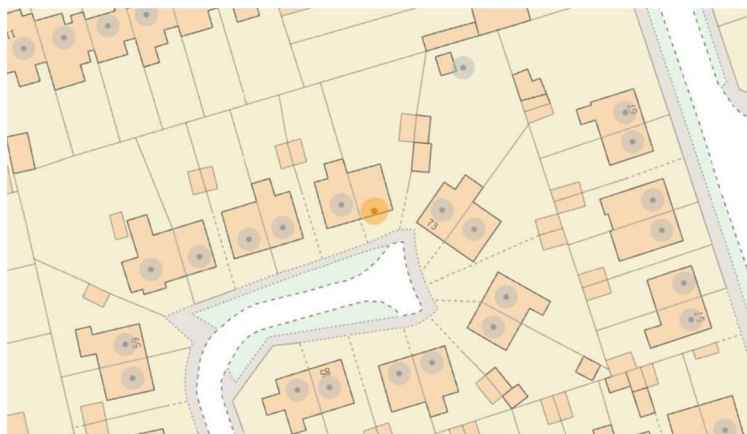
## INTRODUCTION

What a great plot! Occupying a corner position within a sought after cul-de-sac, this lovely property enjoys a much larger than average garden providing many possibilities. The house itself is particularly spacious and with some modernisation, will be a fabulous family home close to Swanland village centre and the highly regarded primary school. The accommodation itself is depicted on the attached floorplan and briefly comprises an entrance hallway, downstairs cloak/shower room, lounge/diner, further dining room and kitchen. Up on the first floor are 3 good sized bedrooms, bathroom and large airing cupboard. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. The property is approached across a driveway which provides good parking and leads onwards to the single garage. The triangular shaped plot expands to the rear and is a much larger than the average garden. It is currently lawned complimented by an array of mature shrubbery.



## LOCATION

The property is located on Chantry Way East which can be approached from either Dale Road or Queensbury Way. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Stairs to first floor off.

### CLOAK/SHOWER ROOM

With shower cubicle, low level W.C. and wash hand basin, heated towel rail, tiling to walls.

## LOUNGE/DINER

17'4" x 11'0" approx (5.28m x 3.35m approx)

Extending to 21'1". This 'L' shaped room has windows to both front and side elevation. There is a feature fire surround housing a "living flame" gas fire.



## DINING ROOM

9'10" x 9'10" approx (3.00m x 3.00m approx)

With sliding patio doors to the rear.



## KITCHEN

11'0" x 10'9" approx (3.35m x 3.28m approx)

Having a range of fitted base and wall mounted units with granite work surfaces, sink and drainer with mixer tap, plumbing for automatic washing machine, windows to side and rear, external access door. Cupboard to corner.



## FIRST FLOOR

### LANDING

Access to deep airing cupboard housing gas fired Ideal central heating boiler.

### BEDROOM 1

12'6" x 11'0" approx (3.81m x 3.35m approx)

Wardrobe, window to front elevation.





## BEDROOM 2

9'10" x 9'6" approx (3.00m x 2.90m approx)  
Window to rear elevation.



## BEDROOM 3

7'6" x 6'8" approx (2.29m x 2.03m approx)  
Wardrobe to one wall, window to side elevation.

## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath with shower over and screen, tiled surround.



## OUTSIDE

The property is approached across a driveway which provides good parking and leads onwards to the single garage. The triangular shaped plot expands to the rear and is a much larger than the average garden. It is currently lawned complimented by an array of mature shrubbery.







*REAR VIEW*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

## *VIEWING*

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

## AGENTS NOTE

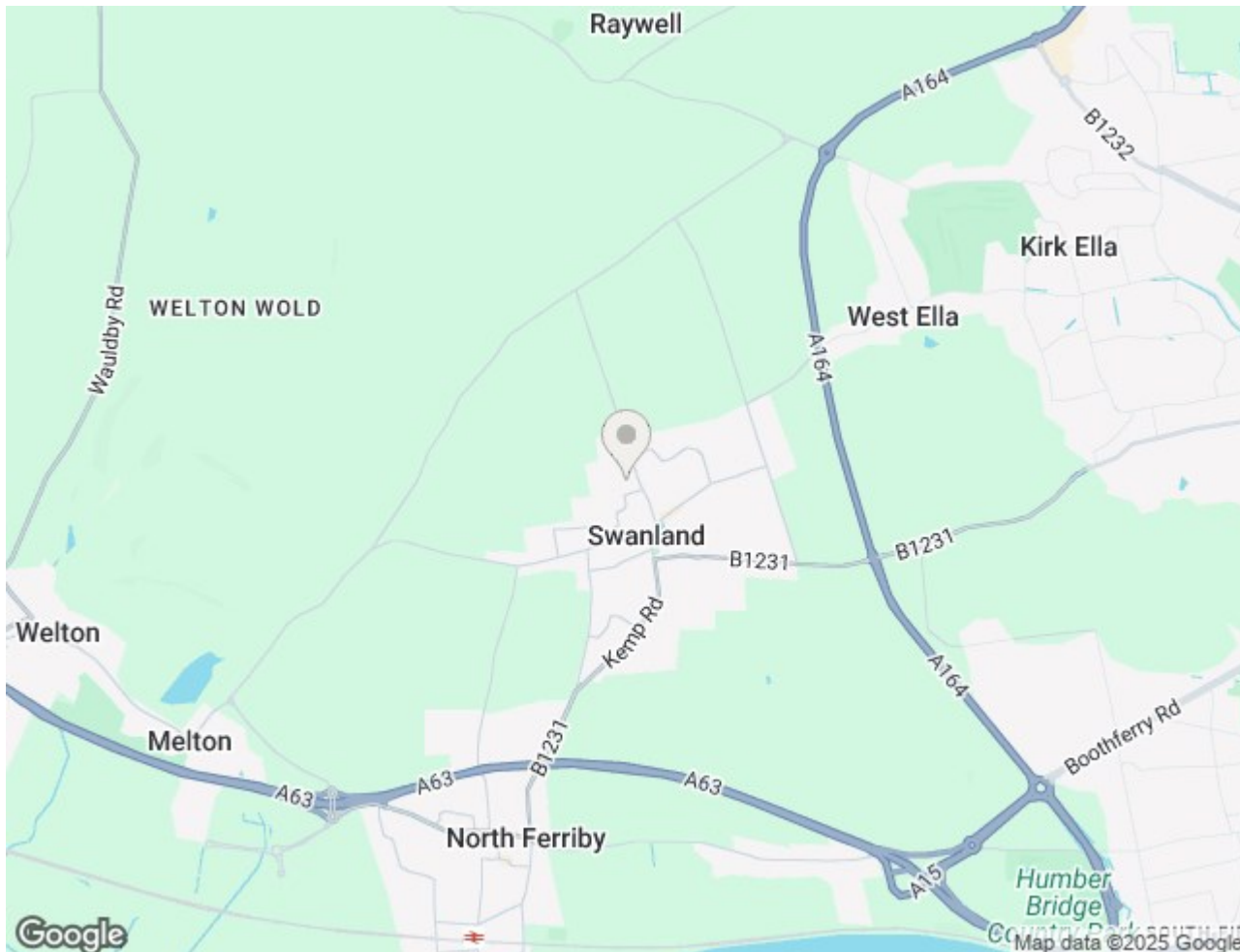
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

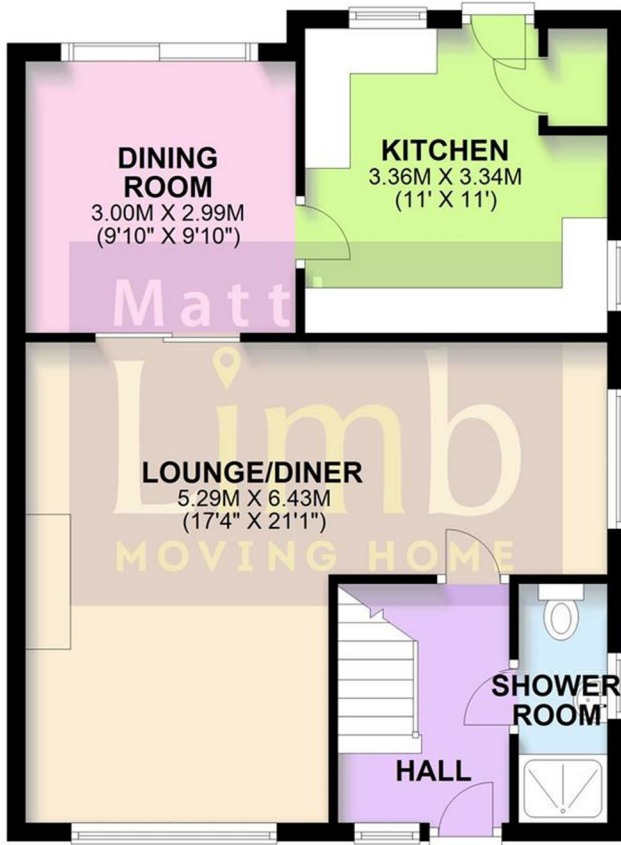
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





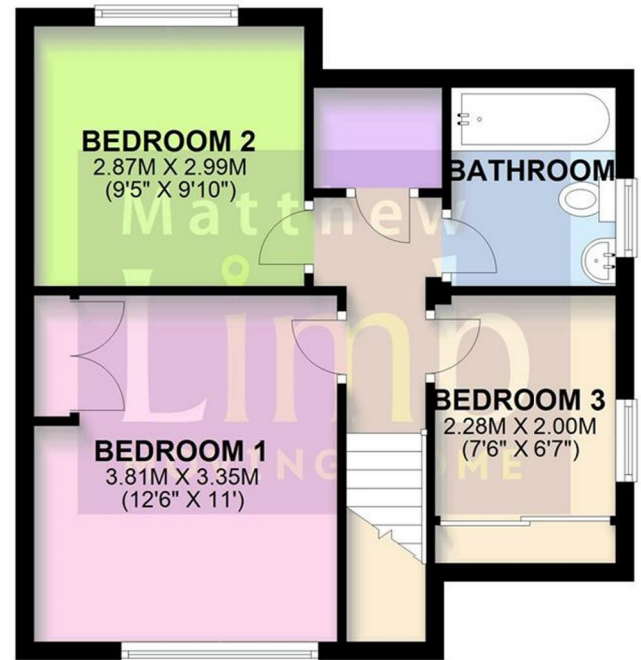
### GROUND FLOOR

APPROX. 55.2 SQ. METRES (593.9 SQ. FEET)




### FIRST FLOOR

APPROX. 39.4 SQ. METRES (424.5 SQ. FEET)



TOTAL AREA: APPROX. 94.6 SQ. METRES (1018.4 SQ. FEET)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
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	