

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



4 Dower Rise, Swanland, East Yorkshire, HU14 3QT

- 📍 3/4 Bedrooms
- 📍 Beautifully Presented
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = C
- 📍 Flexible Living Space
- 📍 Landscaped Rear Garden
- 📍 Extensive Drive & Garage
- 📍 Freehold / EPC =

£318,000

INTRODUCTION

Beautifully presented throughout, this versatile link-detached dormer-style home offers flexible accommodation with four bedrooms, making it an excellent choice for a variety of lifestyles. Occupying a sought-after position within the popular village of Swanland, the property combines stylish interiors with thoughtfully landscaped gardens and generous off-street parking.

The accommodation is centred around a welcoming entrance hall featuring an oak and glass balustrade staircase, leading through to a spacious lounge which opens seamlessly into the stylish dining kitchen. The ground floor also offers a generous double bedroom with fitted wardrobes and French doors opening onto the rear garden, together with a further double bedroom or sitting room, which also enjoys direct access outside, and a contemporary shower room. To the first floor are a generous double bedroom with fitted furniture and an en-suite W.C., a further well-proportioned bedroom with built-in wardrobes, together with a family bathroom.

Outside, an extensive driveway provides parking for multiple vehicles and leads to a large single garage. The attractively landscaped rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn, paved seating areas, mature planted borders, a covered entertaining area and a substantial garden shed.

LOCATION

Dower Rise is situated off Main Street, Swanland. 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

Welcoming entrance hall with staircase featuring an oak and glass balustrade.



LOUNGE

With wall mounted electric fire and bow window to the front elevation. An opening leads through to the dining kitchen.



DINING KITCHEN

The kitchen is fitted with a range of modern base and wall units complemented by contrasting worktops, incorporating a breakfast bar and a one and a half bowl sink with drainer. Integrated appliances include an oven, induction hob and washing machine, with plumbing for a dishwasher and space for a large fridge/freezer. A window overlooks the side of the property and an external door provides convenient access to the driveway.



DINING AREA

With bow window to the front elevation.



BEDROOM 1

With fitted wardrobes and French doors leading out to the rear garden.



BEDROOM / SITTING ROOM

With media wall incorporating a feature electric fire. French doors lead out to the rear garden.



SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled walls, inset spot lights and window to side.



FIRST FLOOR

LANDING

With Velux window to the side elevation.

BEDROOM 2

With fitted furniture including bedside cabinets and drawers with dressing table. Window to the rear elevation.



EN-SUITE W.C.

With low flush W.C. and wash hand basin. Velux window to side.

BEDROOM 3

With built in wardrobes with mirrored sliding doors. Access to eaves storage. Window to the front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and Velux window to the side elevation.



OUTSIDE

To the front and side of the property, an extensive driveway provides parking for multiple vehicles and leads to the large single garage. The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space, incorporating a central artificial lawn, paved seating areas and a covered entertaining area. Mature planted borders provide colour and interest throughout the seasons, whilst a substantial garden shed offers excellent additional storage.





REAR VIEW



HEATING

The property has the benefit of gas central 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 C. 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

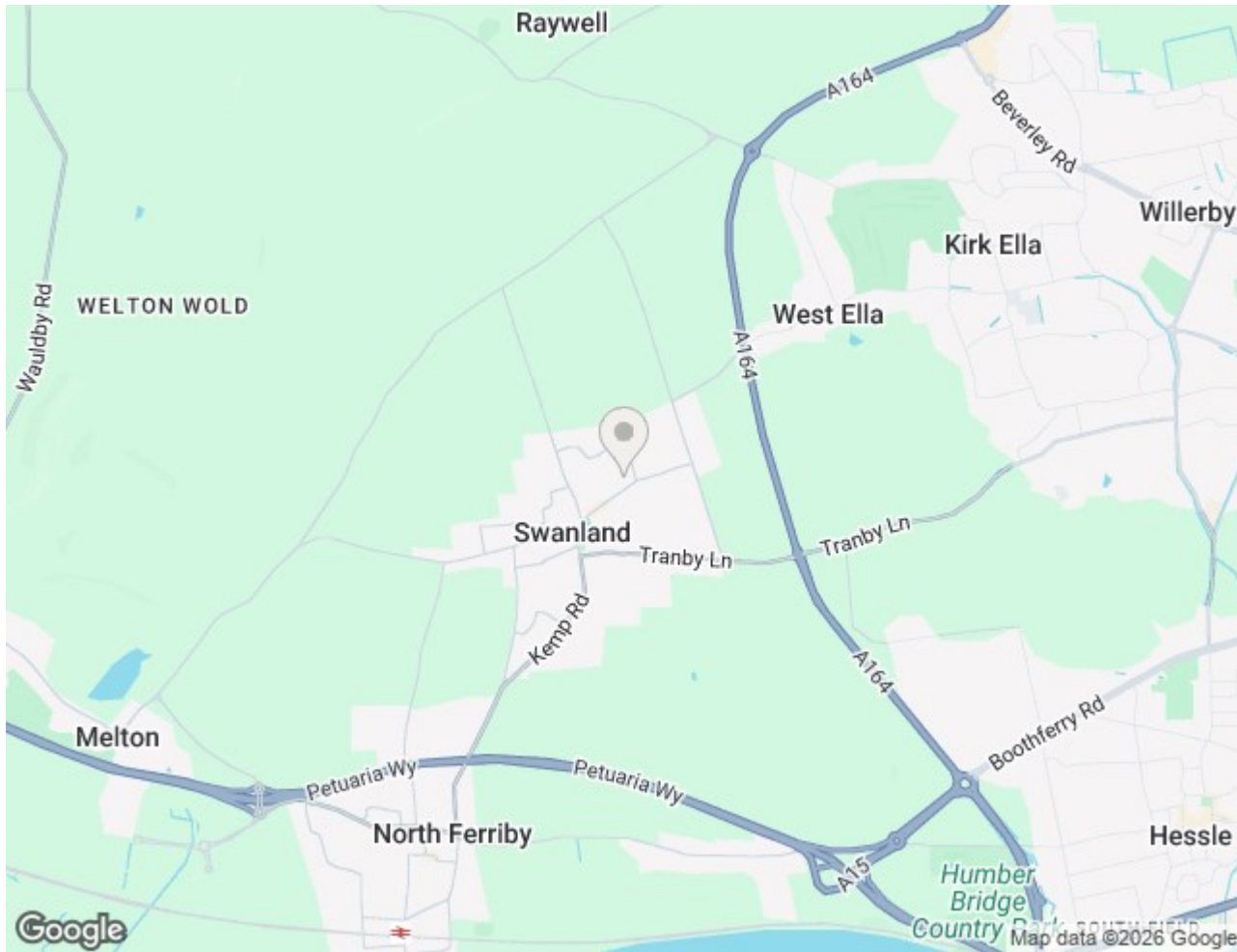
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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

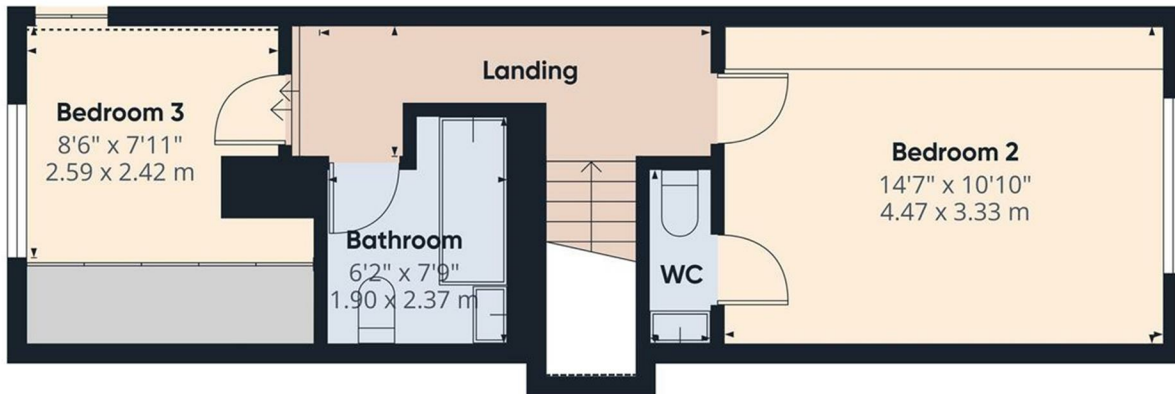
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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⁾

368 ft²
34.1 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		
(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	