



*18 Dower Rise, Swanland, East Yorkshire, HU14 3QT*

📍 Detached Dormer Style Home

📍 Up to 4 Bedrooms

📍 Beautifully Presented

📍 Attractive Garden

📍 Versatile Accommodation

📍 Drive, Garage & EV Point

📍 Council Tax Band = D

📍 Freehold / EPC =

£325,000

## INTRODUCTION

Offered for sale with no onward chain, this beautifully appointed detached home combines a stylish interior with a highly versatile dormer-style layout. The heart of the property is a bright lounge that flows seamlessly into a contemporary dining kitchen, which is fully equipped and finished with premium granite worktops. The ground floor offers exceptional flexibility, featuring a bathroom and two additional rooms currently utilised as a second sitting room and a bedroom—an arrangement that easily adapts to suit various living requirements.

The first floor hosts two spacious double bedrooms, including a principal room with its own en-suite shower room. The exterior is equally well-considered; a lawned garden sits to the front alongside a side driveway that provides ample off-street parking and leads to the garage. Modern practicalities are also catered for with an installed commando plug for EV charging. The well-tended rear garden offers much privacy and features a lawn, planted borders, and an attractive decked area designed for outdoor relaxation and entertaining.

## LOCATION

Dower Rise is situated off Main Street in Swanland. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a 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

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with oak effect flooring and staircase leading up to the first floor.



## LOUNGE

Bright and airy lounge with window to the front elevation and opening through to the dining kitchen.



## DINING KITCHEN

Well equipped with base and wall units, premium granite worktops incorporating a breakfast bar and one and a half bowl sink and drainer. Integrated appliances include a double oven, induction hob with filter hood above, fridge/freezer and dishwasher. A corner cupboard houses the gas central heating boiler. Inset spot lights, Karndean flooring, window and external access door to side.





### DINING AREA

With window to the front elevation.



### SITTING ROOM/BEDROOM

With French doors opening out to the rear garden.



### BEDROOM 3

Window to rear.



## BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, oak effect flooring, tiled walls and window to side.



## FIRST FLOOR

### LANDING

## BEDROOM 1

With access to eaves storage. Window to the front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor.



### BEDROOM 2

With storage cupboard and window to rear.



## OUTSIDE

A lawned garden sits to the front alongside a side driveway that provides ample off-street parking and leads to the garage. Modern practicalities are also catered for with an installed commando plug for EV charging. The well-tended rear garden offers much privacy and features a lawn, planted borders, and an attractive decked area designed for outdoor relaxation and entertaining.



## REAR VIEW



## GLAZING

The property has the benefit of uPVC double glazing.

## HEATING

The property has the benefit of gas central heating.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

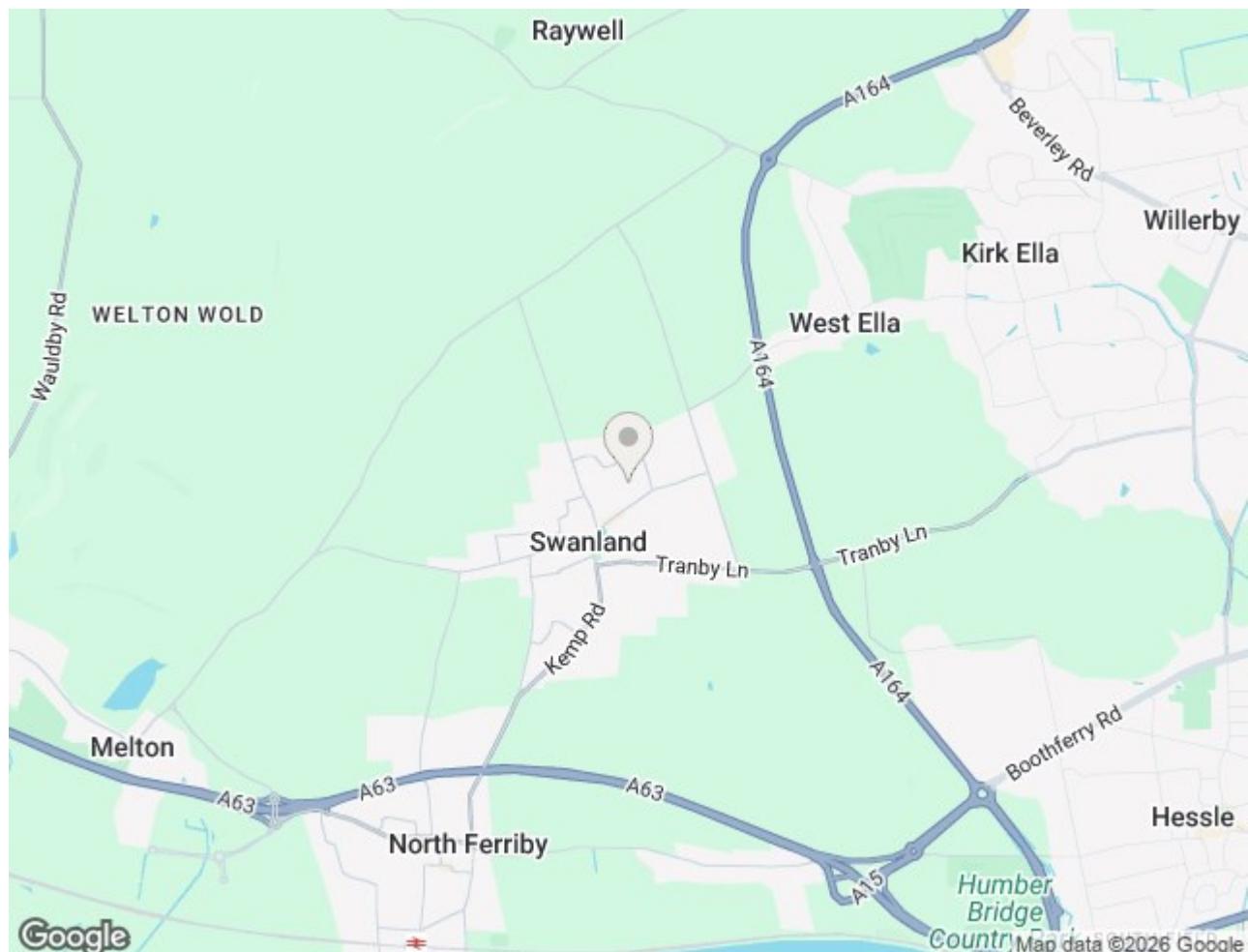
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

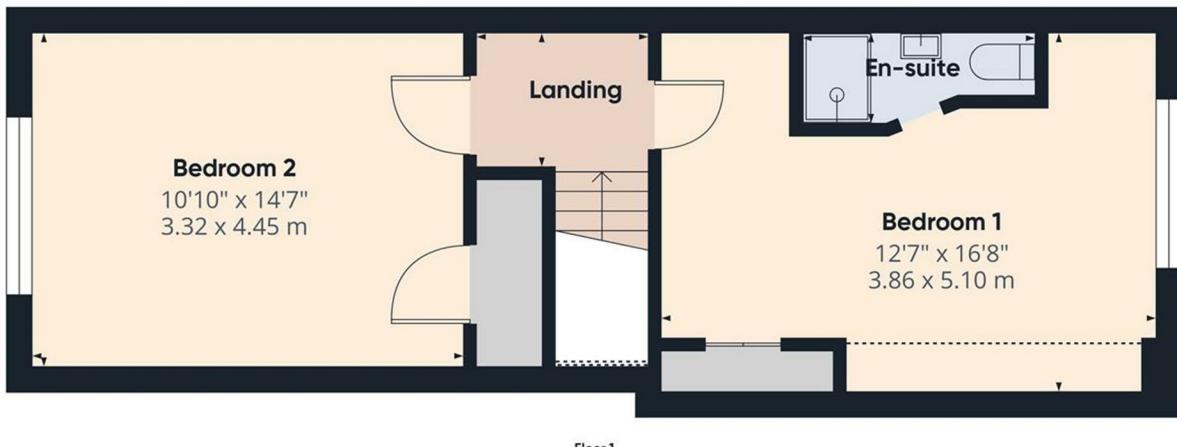
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







Approximate total area<sup>(1)</sup>

406 ft<sup>2</sup>  
37.7 m<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(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
<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	