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Limb
MOVING HOME



Apt 3, Swanland Hall, Hall Park, Swanland, East Yorkshire, HU14 3NW

- 📍 Luxurious Ground Floor Apt.
- 📍 Historic Mansion Conversion
- 📍 Exclusive Gated Complex
- 📍 Council Tax Band = D
- 📍 Two Bedrooms
- 📍 Stunning Living Room
- 📍 Use of Swimming Pool
- 📍 Leasehold/EPC = D

£240,000

INTRODUCTION

Luxury, elegance, security and tranquillity are all words that come to mind when considering Swanland Hall. This fabulous ground floor apartment is one of only 8 properties being part of a delightful conversion of a historic Grade II listed mansion house being set in beautiful walled and landscaped grounds, together with the luxury of an indoor swimming pool. A gated entrance with intercom access opens to a sweeping driveway leading up to the main door of the hall and private residents parking to the side. This grand apartment exudes great character with many period features and areas of interest. The outstanding living room has a deep bay window overlooking the front gardens, there are two bedrooms, the main of which has a "walk in" wardrobe and large en-suite. There is a kitchen, utility room and a garden room which provides access out to a rear terrace. The accommodation itself extends to around 1,500sq.ft. and would benefit from some general refurbishment which would create a luxurious and highly desirable apartment. The grounds are a particular feature with lawns, terraces, pathways, fountain feature and cloisters, many lit on a night-time to create impact. Automatic gates are operated by fob, security number or internal intercom system.



TENURE

The property is to be sold with a Share of Freehold within the management company which has been set up to administer and run the complex. There are 8 properties with equal shares within the company and each apartment is held on a 999 year lease which commenced in April 1995. The owners therefore have control over how to manage ongoing costs and in fact have recently voted for a reduction in the monthly service charge down from £600 PCM to £400 PCM. This charge covers buildings insurance, maintenance of grounds, swimming pool and communal areas. The residents have also voted for a further payment of £150 PCM to be paid into a "sinking fund" which will cover the imminent redecoration of the communal hallway and staircase. There is no ground rent payable.

LOCATION

Swanland Hall is set within its own beautiful landscaped grounds along Hall Park, accessed from Tranby Lane, a highly desirable area of the village. 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. 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

An impressive communal residential entrance hall has many period features, central chandelier and a fine staircase leading up to the first floor. A private residential entrance door opens to:

ENTRANCE HALL

The apartment has its own private entrance hallway providing access to the living room, bedroom 1 and kitchen.

LIVING ROOM

17'10" x 25'5" approx (5.44m x 7.75m approx)

Into deep bay window to the front elevation. This stunning room has many period features and the chimney breast housing a Louis style fire surround.



VIEW



KITCHEN

12'0" x 12'0" approx (3.66m x 3.66m approx)

Having a range of fitted units, one and a half sink and drainer, integrated oven, four ring gas hob and extractor hood, window to rear elevation.



BEDROOM 1

16'5" x 11'7" approx (5.00m x 3.53m approx)

With fitted wardrobe, dressing table and drawers, windows to side elevation. To one corner access is available to a "walk in" wardrobe complete with fitted furniture.



EN-SUITE BATH/SHOWER ROOM

17'4" x 9'3" approx (5.28m x 2.82m approx)

A luxurious en-suite comprising bath, large shower area, low level W.C., bidet and wash hand basin, tiled surround and tiling to the floor.



BEDROOM 2

17'0" x 5'7" approx (5.18m x 1.70m approx)

With two windows to the side elevation, vanity wash hand basin and shower cubicle to corner.



SEPARATE W.C.

With W.C.

INNER HALLWAY

With external access door to rear.

UTILITY ROOM

With fitted units, plumbing for automatic washing machine.

GARDEN ROOM

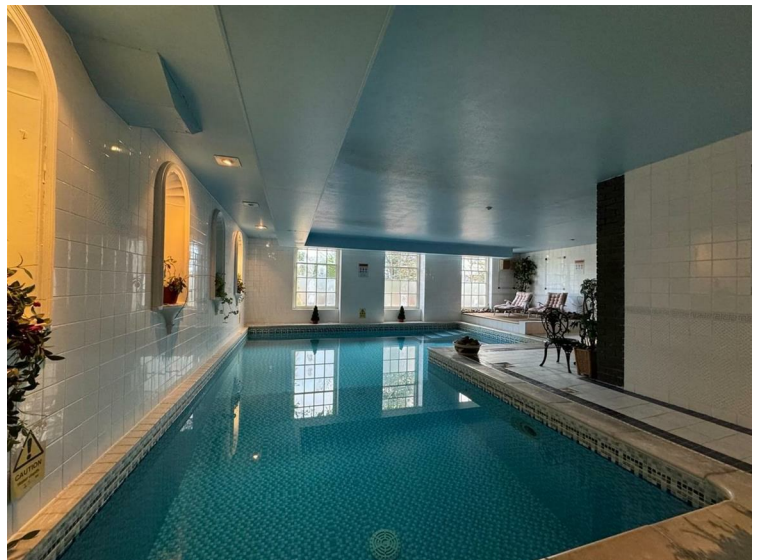
21'2" x 6'7" approx (6.45m x 2.01m approx)

With a series of windows to a rear cloister area with double doors opening out.



INDOOR HEATED SWIMMING POOL

The property has the use of the communal indoor heated swimming pool together with changing area, access to which is via the central communal hallway or the courtyard.



PARKING

Residents have private parking to the side of the hall.

GROUNDS



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

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

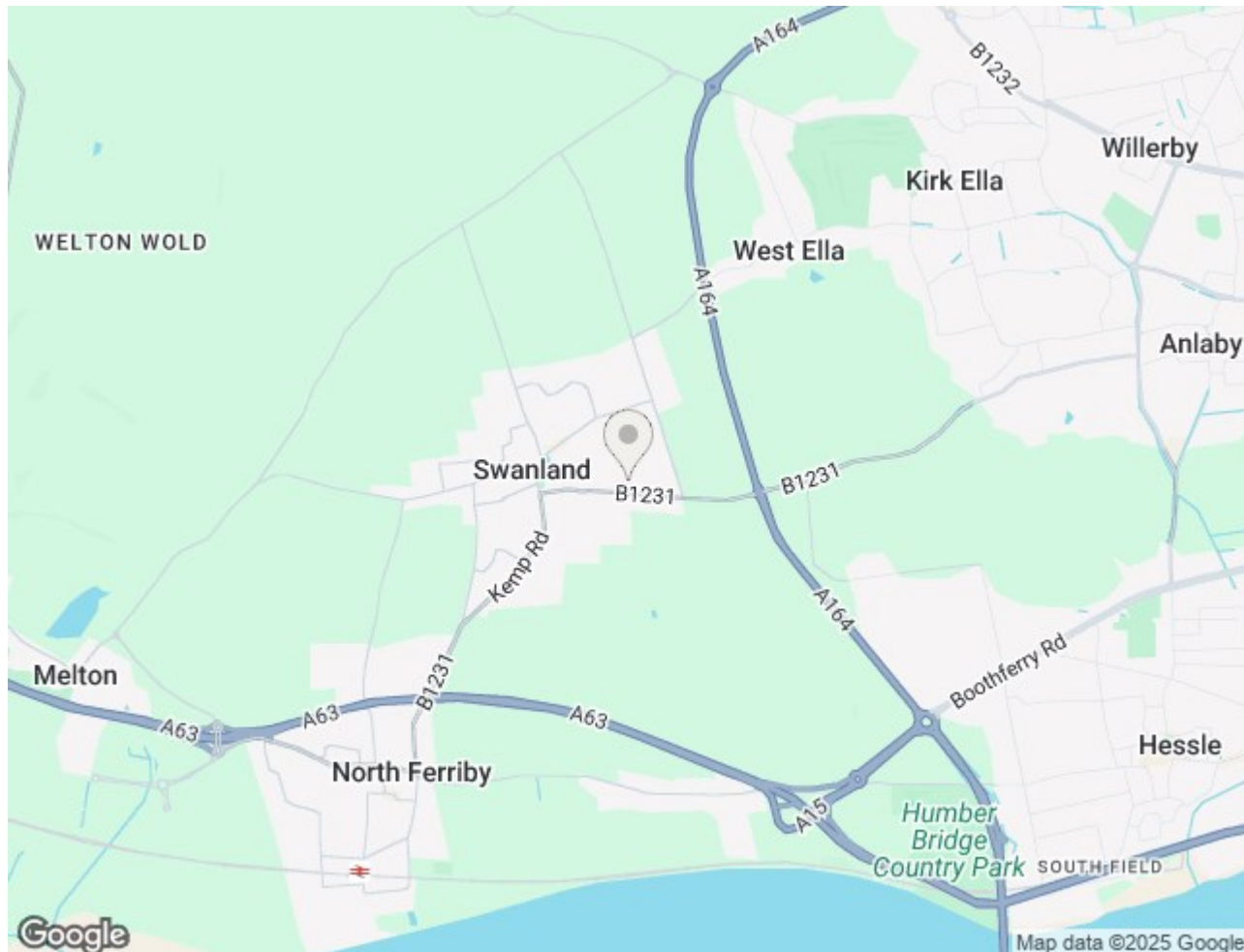
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 136.5 sq. metres (1469.5 sq. feet)



Total area: approx. 136.5 sq. metres (1469.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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	