



*6 Queensbury Way, Swanland, East Yorkshire, HU14 3QE*

- 📍 Semi Detached Bungalow
- 📍 Immaculate Condition
- 📍 Ready To Move Into
- 📍 Two Good Bedrooms
- 📍 Rear Lounge
- 📍 Off Street Parking
- 📍 Attractive Gardens
- 📍 EPC =

**£200,000**

## *INTRODUCTION*

Ready to move straight into is this immaculately presented semi detached bungalow which provides an excellent range of well equipped accommodation. The property is situated on the southern side of Queensbury Way with parking facilities to both front and rear. The accommodation itself boasts central heating via a modern Worcester boiler, uPVC framed double glazing and briefly comprises an entrance hall, spacious rear lounge with large picture window overlooking the garden, comprehensively fitted kitchen, two good bedrooms, both with fitted wardrobes. There is a modern bathroom. The gardens have been set out for ease of maintenance and to the front provide off street parking. The rear garden enjoys a southerly aspect and is attractively paved, complemented by ornamental box hedging. A rear ten foot provides access to a hardstanding area which currently houses a shed.

## *LOCATION*

Queensbury Way is situated off West End and leads through to Chantry Way East. Swanland is one of the areas most sought after villages with a delightful centre clustered around the village pond. The picturesque village has many shops including a convenience store/post office, doctor's surgery, chemist, butchers, hairdressers, boutiques and a public house. There are a number of amenities and recreational facilities such as a tennis and bowls club, playing field, and there is an active village hall which hosts many events. The village also has a well reputed primary school with secondary schooling at nearby South Hunsley school in Melton. There is convenient access to the A63 leading into Hull city centre to the east, the Humber Bridge and the national motorway network to the west. There is a regular bus service to the village and a mainline railway station at Brough which lies a few miles away.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALL*

Access to:

## LOUNGE

15'6 x 15'5 max approx (4.72m x 4.70m max approx)

A spacious room with large picture window overlooking the rear garden. The focal point of the room is a feature stone fireplace with marble hearth and backplate housing a living flame gas fire.



### *KITCHEN*

11'1 x 11'0 max approx (3.38m x 3.35m max approx)

This kitchen has been extensively fitted with a host of appliances. There is a range of modern base and wall mounted units with rolltop work surfaces, corner sink and appliances which include a Bosch oven, warming drawer, microwave, De Dietrich four ring hob, plus Elica extractor hood above, integrated fridge freezer, Fisher and Paykel dishwasher and there is a washer dryer. There are windows and door to rear elevation.



### *BEDROOM 1*

16'0 x 8'5 approx (4.88m x 2.57m approx)

Measurements up to an extensive range of fitted wardrobes running the full length of one wall. Window to front elevation.



## *BEDROOM 2*

12'8 x 10'4 approx (3.86m x 3.15m approx)  
Fitted wardrobe and drawers. Window to front elevation.



## *BATHROOM*

With suite comprising low level WC, wash hand basin in cabinet, panel bath with shower over and screen, heated towel rail, tiling to walls.



## *OUTSIDE*

The gardens have been set out for ease of maintenance being predominantly gravelled to the front and there is a pull on driveway. To the rear the garden enjoys a southerly aspect and is set out for ease of maintenance incorporating attractive paving complemented by box hedging. A summerhouse lies to one corner. A tenfoot to the rear leads to a hardstanding area which currently houses a shed.



## *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.

## *TENURE*

Freehold

*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.

*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.

*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.

*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.

*VIEWING*

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

*VIEWING APPOINTMENT*

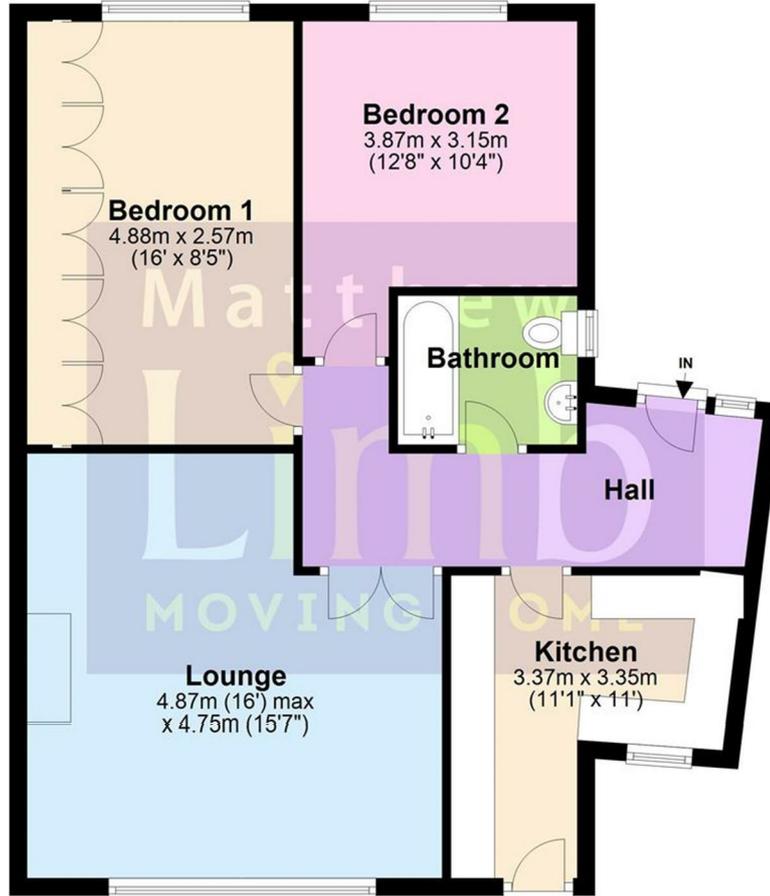
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 sq. feet)

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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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