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**Limb**  
MOVING HOME



*8 Wauldby View, Swanland, East Yorkshire, HU14 3RE*

- 📍 Impressive Bungalow
- 📍 Extended Accom.
- 📍 Built as 3 Beds
- 📍 Council Tax Band = D

- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 No Forward Chain
- 📍 Freehold/EPC = E

*Offers Over £300,000*

## INTRODUCTION

Standing on an attractive corner-style plot is this extended detached bungalow which enjoys a southerly facing rear aspect. The property was originally built with three bedrooms; however, it is currently arranged as two, with the third bedroom converted into a dressing room off the principal bedroom. This could easily be reconfigured back into a third bedroom if required. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, twin-aspect living room with rear conservatory, separate dining/sitting room, fitted kitchen, two/three bedrooms, and a shower room. Gas-fired warm air central heating and uPVC framed double glazing are installed. A particular feature is the impressive frontage with lawn to front and side, bounded by a wrought iron fence. The rear garden enjoys a southerly facing aspect and has been set out for ease of maintenance, being predominantly paved. A block-set driveway provides parking and access to the garage which has an "up and over" entry door. In all, a lovely bungalow of which early viewing is strongly recommended.

## LOCATION

Wauldby View is a quiet cul-de-sac situated off Northfield which runs between Dale Road and Main Street, 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 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 HALL

A spacious hallway with access to a boiler, store and cloaks cupboard.



## LIVING ROOM

21'10" x 11'6" approx (6.65m x 3.51m approx)

Narrowing to 10'4" approx.

This twin aspect room has a bow window to the front elevation and patio doors to the rear providing access to the conservatory. Double doors open to the dining/sitting room. The chimney breast has a feature fire surround with cast and tiled fireplace housing a "living flame" gas fire.



## DINING/SITTING ROOM

13'0" x 9'9" approx (3.96m x 2.97m approx)

With windows to both front and side elevations.



## BREAKFAST KITCHEN

12'5" x 9'2" approx (3.78m x 2.79m approx)

Having a range of fitted base and wall mounted units, work surfaces, one and half sink and drainer, integrated Neff double oven, 5 ring gas hob, filter hood above, fridge and plumbing for an automatic washing machine.



## CONSERVATORY

9'6" x 9'3" approx (2.90m x 2.82m approx)

Overlooking the rear garden. Tiled floor, door opening out to the garden.





## BEDROOM 1

12'0" x 9'4" approx (3.66m x 2.84m approx)

With fitted wardrobes and cupboards, window to front elevation. An archway has been created to connect into what was originally bedroom 3. This could be easily reversed by an incoming purchaser to return it to a bedroom.



## DRESSING ROOM

12'0" x 6'6" approx (3.66m x 1.98m approx)

Measurements wall to wall.

There is a range of fitted furniture comprising wardrobes, drawers and dressing table. Window to side elevation.



## BEDROOM 2

12'5" x 10'3" approx (3.78m x 3.12m approx)

Fitted wardrobes and cupboards, window to rear elevation.



## SHOWER ROOM

8'9" x 5'5" approx (2.67m x 1.65m approx)

Fitted furniture with low level W.C. and inset wash hand basin, "walk in" shower cubicle, tiling to the walls.



## OUTSIDE

The property occupies a corner style plot with lawns extending to the front and one side. To the rear, the southerly facing garden has been set out for ease of maintenance with paving. A block set driveway gives access to the garage having an up and over automated entry door. There is also a garden shed.





## REAR VIEW



## GARAGE



## HEATING

The property benefits from an efficient warm air heating system, offering near-instant warmth and comfort. The system has been fully serviced annually.

## 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

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.

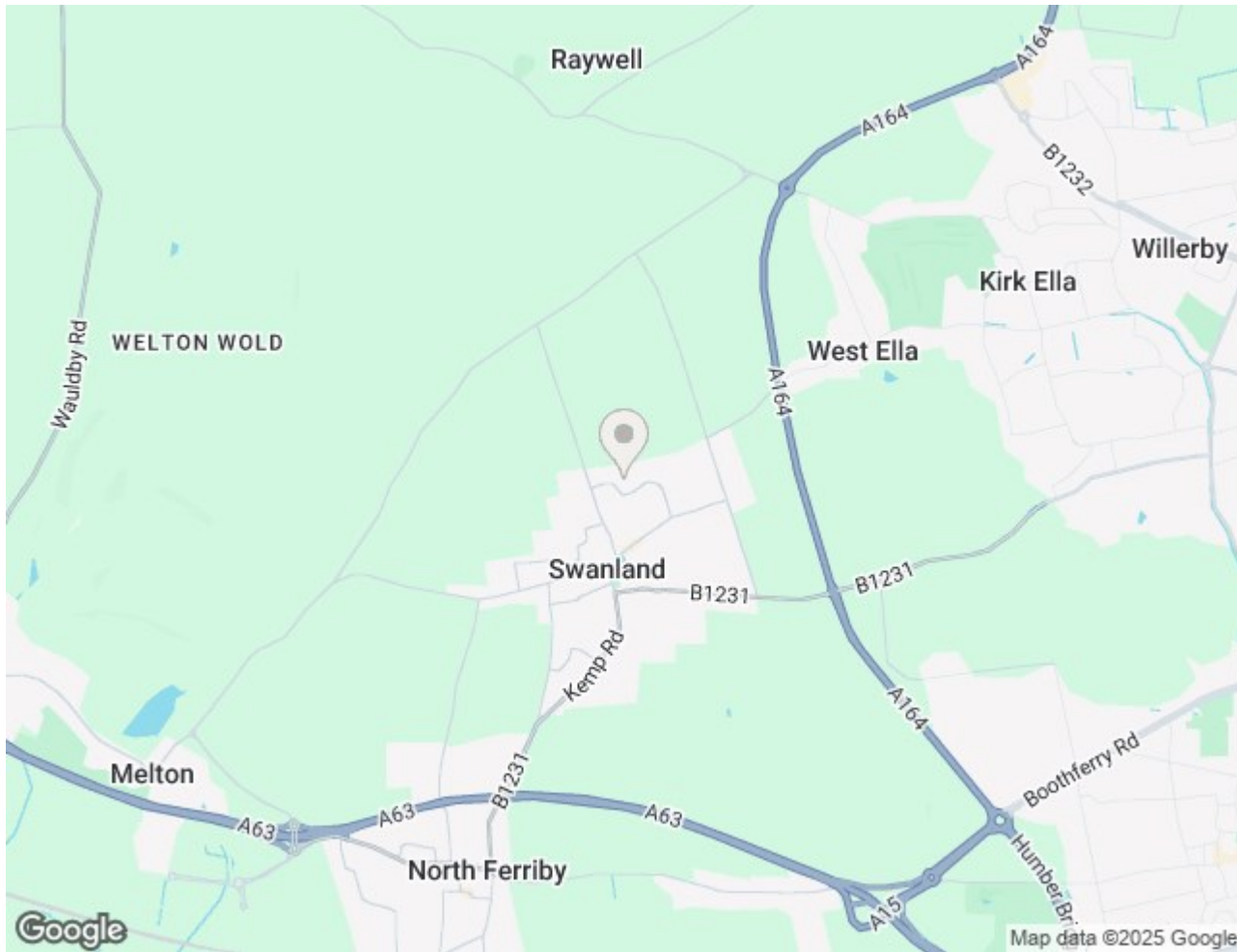
## *PHOTOGRAPH DISCLAIMER*

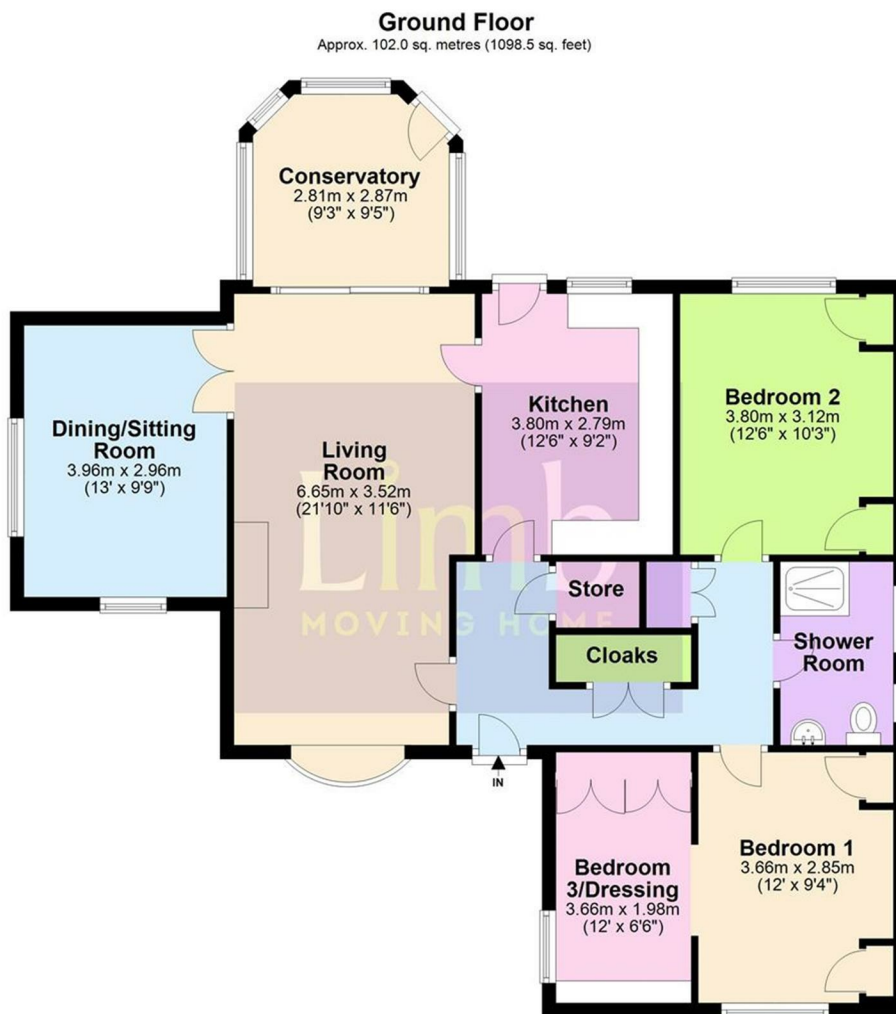
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.








Total area: approx. 102.0 sq. metres (1098.5 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>53</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	