



51 West Leys Road, Swanland, East Yorkshire, HU14 3PA

- 📍 Traditional Detached House
- 📍 Highly Desirable Location
- 📍 Currently 3 Bedrooms
- 📍 Council Tax Band = F

- 📍 Plenty of Potential
- 📍 Good Sized Plot
- 📍 No Onward Chain
- 📍 Freehold/EPC = E

£475,000

INTRODUCTION

This attractive detached property stands in a highly desirable location within the ever popular village of Swanland. At present, the property affords three bedrooms but there is also plenty of potential to remodel/extend to create a large property with a higher value given the location and plot size. The accommodation is depicted on the attached floorplan currently comprising an entrance hall, downstairs cloaks/shower room, large living room, conservatory, dining room, kitchen complete with AGA and study. Upstairs are three bedrooms and bathroom. Gas fired central heating and majority uPVC framed double glazing are installed. The property enjoys a good sized plot with excellent parking to the front accessed via a gated entrance. The lovely rear garden has a westerly facing aspect. Viewing is strongly recommended to appreciate both what the property has to offer together with its unquestionable potential.



LOCATION

West Leys Road is one of Swanland's most desirable addresses, situated off West End. One of the area's sought after villages, 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 nearby and a public house which also serves food. The village also has a well reputed primary school with secondary schooling at the nearby South Hunsley School in Melton. A number of public schools are available nearby. 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 minutes driving distance away in Brough which provides inter-city connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway which has a turning staircase leading up to the first floor and storage cupboard beneath.

CLOAKS/SHOWER ROOM

With suite comprising low level W.C., wash hand basin in cabinet and corner shower enclosure, heated towel rail, tiling to the floor, half crescent window to the front elevation.

'L' SHAPED LIVING ROOM

A triple aspect room with cantilever style bay window to front elevation, windows that flank the chimney breast and a window overlooking the rear garden. A fire surround frames a cast and tiled fireplace housing a "living flame" gas fire upon a tiled hearth. To the rear, a door opens to the conservatory.



CONSERVATORY

Overlooking the rear garden with tiled floor and double doors leading out.



DINING ROOM

Accessed from the hallway and living room. Patio doors opening out to the rear terrace. An archway leads through to the kitchen.



KITCHEN

Attractively fitted with floor and wall mounted units complimented by contrasting quartz worksurfaces. There is a Belfast style sink with mixer tap and the focal point of the kitchen is a gas fired AGA with twin hot plates. There is also an integrated Neff dishwasher. A window overlooks the rear garden and there is a door opening out to the side elevation.



UTILITY AREA

A tiled floor leads from the kitchen into the utility area with further quartz worksurface and fitted units plus plumbing for automatic washing machine. There is a floor mounted Stelrad Group gas fired central heating boiler.



STUDY

With window to front elevation.



FIRST FLOOR

LANDING

Window to front elevation.

BEDROOM 1

Situated to the rear of the house with a window overlooking the garden, this main bedroom is complete with three double wardrobes and storage cupboards above and a matching dressing table plus set of drawers.



BEDROOM 2

A good sized double bedroom with two double wardrobes, dressing table and drawers and a window overlooking the rear garden.



BEDROOM 3

A good sized bedroom with double wardrobe, dressing table and matching drawers. Window to side, cantilever style bay window to front elevation. Under eaves storage area.



BATHROOM

A modern bathroom suite comprising oval bath with freestanding tap stand, fitted furniture with inset wash hand basin and concealed flush W.C., tiled surround to walls, designer vertical radiator/towel rail.



OUTSIDE

The property enjoys a good sized plot with excellent parking to the front accessed via a gated entrance. The lovely rear garden has a westerly facing aspect.



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC framed 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 F. 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

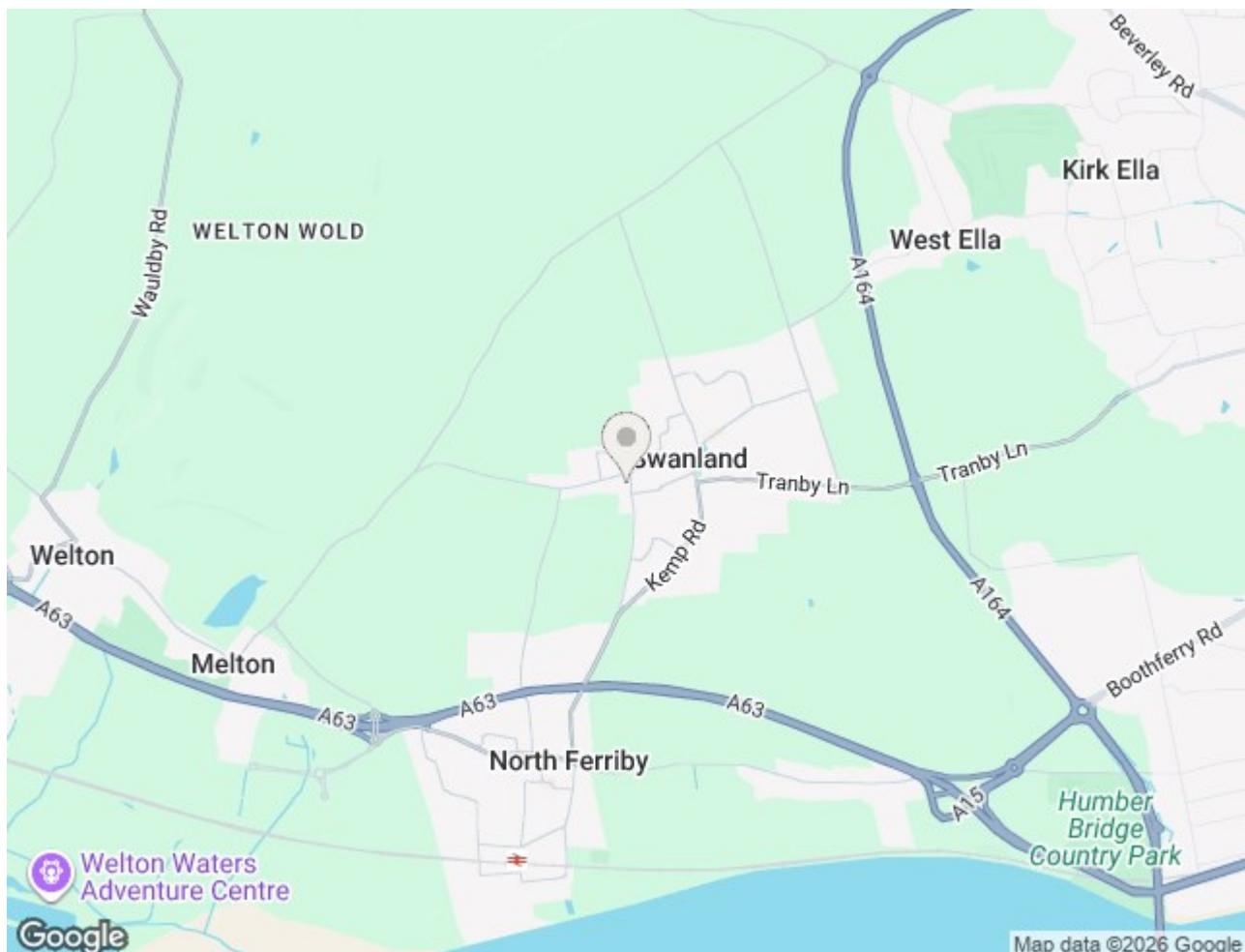
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

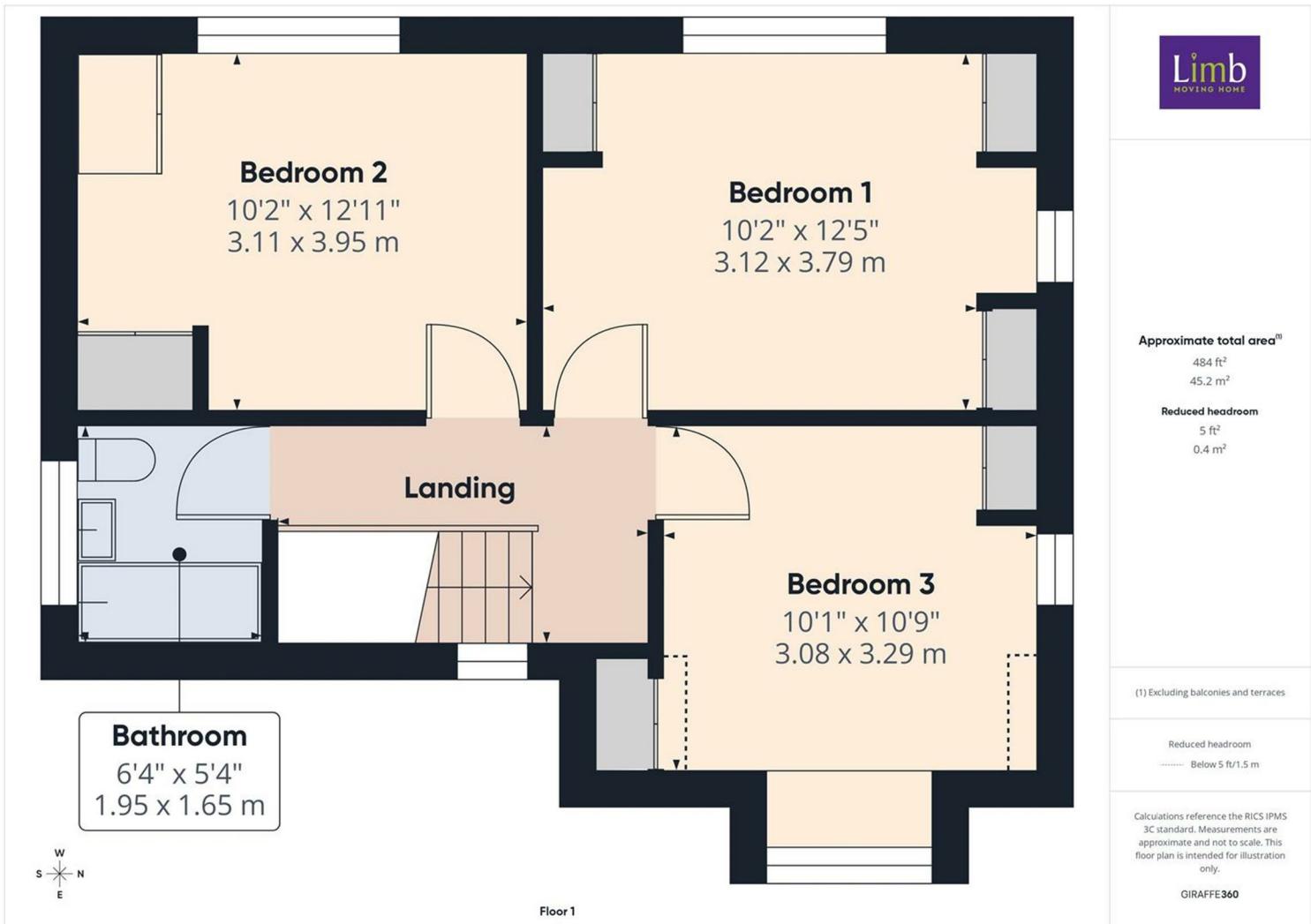
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (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 |  |