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Limb
MOVING HOME



23 West Wold, Swanland, East Yorkshire, HU14 3PT

- 📍 Detached
- 📍 Stylish Interior
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = F

- 📍 Living Kitchen
- 📍 Landscaped Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = B

£425,000

INTRODUCTION

Presenting a beautifully presented detached family home, featuring a stylish interior and a stunning landscaped rear garden. Built in recent times by Redrow Homes, this property offers a well-designed array of accommodation. Key features include an inviting entrance hallway, a convenient cloaks/W.C., a spacious lounge, and a superb living kitchen to the rear, complemented by a practical utility room. On the first floor, four good-sized bedrooms are provided, two of which include fitted wardrobes, alongside an en-suite shower room and a family bathroom. Externally, a lawned garden with a central path fronts the property, while a side drive offers off-street parking and leads to the detached garage. The rear garden is a notable highlight, beautifully landscaped for modern living. It boasts a large paved patio for dining, stepping down to a manicured lawn framed by stylish white rendered retaining walls. A second, private patio area offers ample space for lounging, complemented by a low-maintenance, gravelled border and attractive specimen trees. The garden is enclosed by modern fencing, ensuring privacy.

LOCATION

West Wold is a prestigious recent development by Redrow Homes which is situated, off West Leys Road. 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

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with a useful coat cupboard.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Feature 'diamond' window to the front elevation.



LOUNGE

With window to the front elevation.



LIVING KITCHEN

Situated to the rear of the property with French door leading out to the rear garden.



KITCHEN / DINING AREA

The kitchen enjoys a range of stylish units with complementing worktops incorporating a one and a half bowl sink and drainer plus appliances including a double oven, four ring gas hob with extractor above, fridge/freezer, dishwasher and built in bin storage. There is ample space for a dining table and chairs.



LIVING AREA



UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and external access door to side.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear.



BEDROOM 2

With fitted wardrobes and window to front.



BEDROOM 3

Window to rear.



BEDROOM 4

Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to side.



OUTSIDE

A lawned garden with a central path fronts the property, while a side drive offers off-street parking and leads to the detached garage. The rear garden is a notable highlight, beautifully landscaped for modern living. It boasts a large paved patio for dining, stepping down to a lawn framed by stylish white rendered retaining walls. A second patio area offers ample space for lounging, complemented by a low-maintenance, gravelled border and attractive specimen trees. The garden is enclosed by modern fencing.



REAR VIEW



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.

AGENTS NOTE

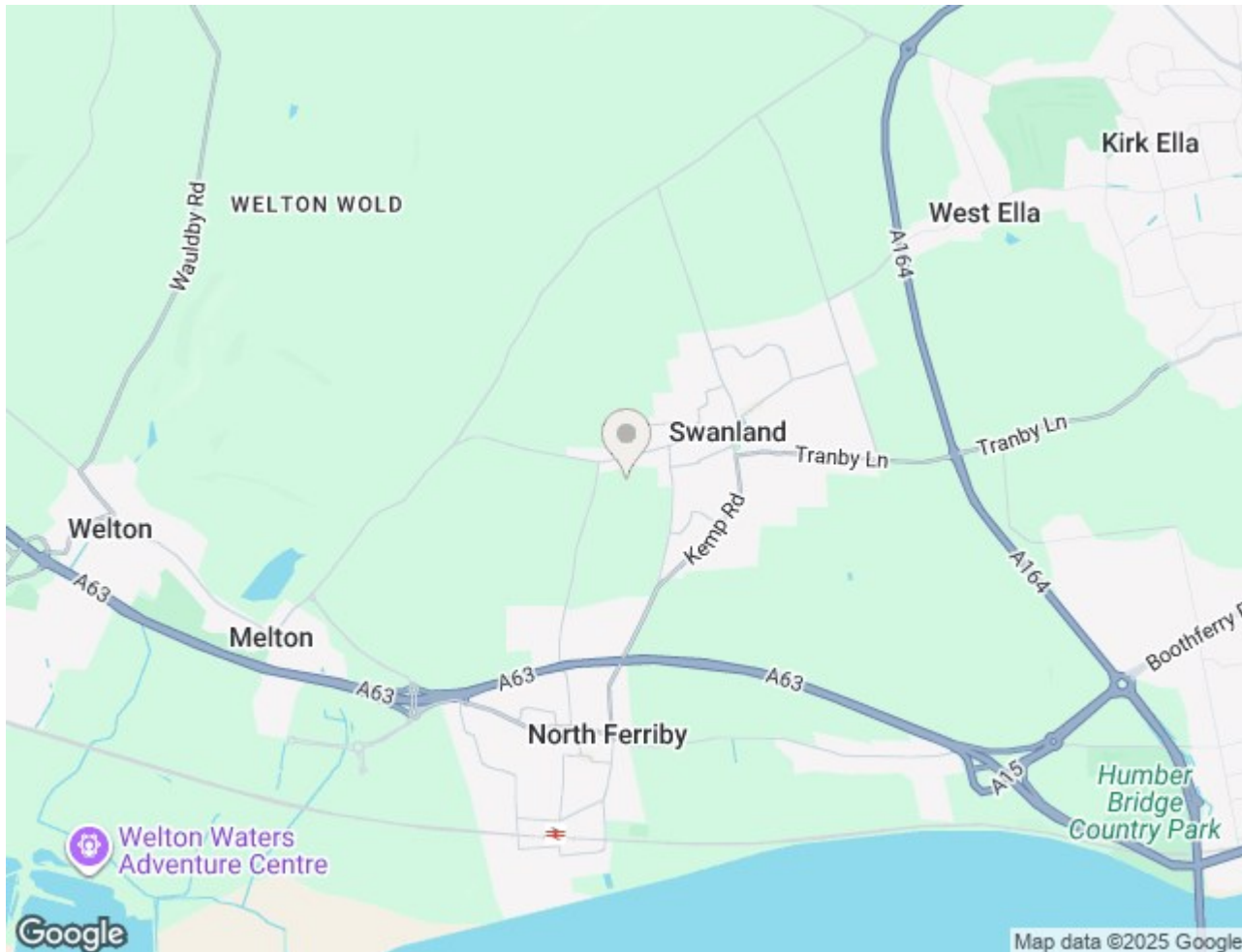
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



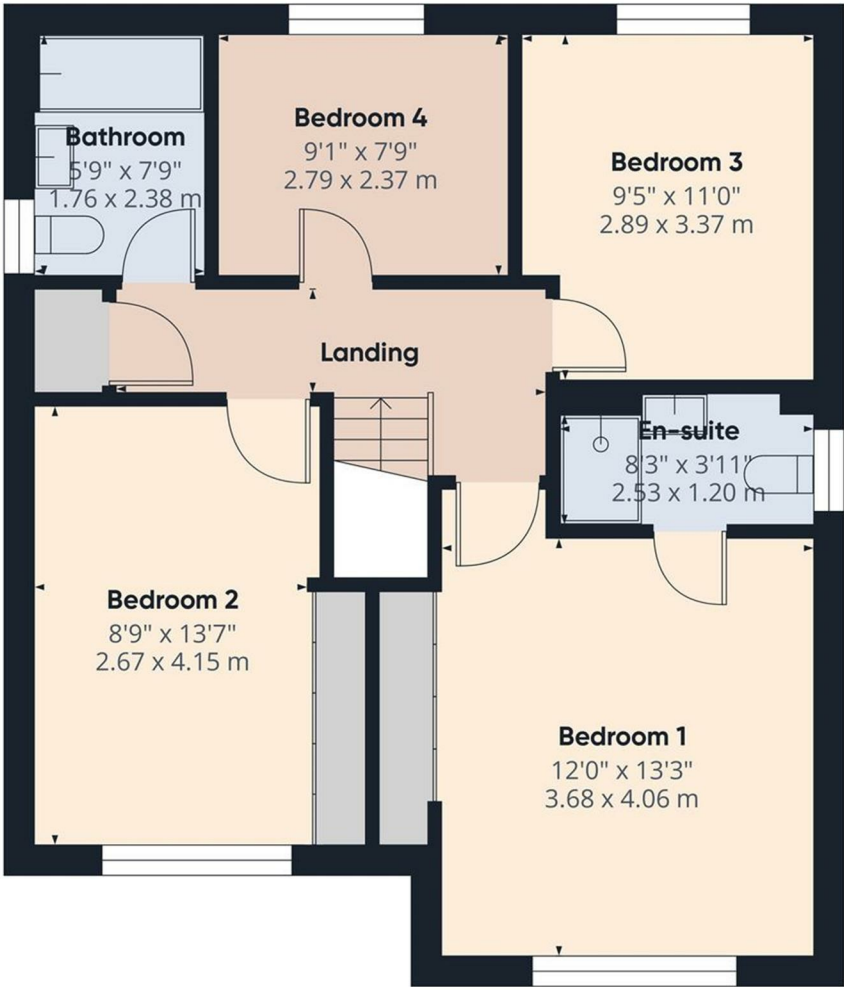


Approximate total area⁽¹⁾
673 ft²
62.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1




Approximate total area^m
634 ft²
58.9 m²

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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	