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Matthew
Limb
MOVING HOME



22 Mill Rise, Swanland, East Yorkshire, HU14 3PW

- 📍 Unique Detached Property
- 📍 Upto 6 Bedrooms
- 📍 Three Receptions
- 📍 Kitchen and Utility
- 📍 2x Driveways
- 📍 Double Garage
- 📍 Sought After Location
- 📍 EPC = C

Offers Over £350,000

INTRODUCTION

An individual detached dormer style bungalow which stands in an attractive corner plot within the very popular street scene of Mill Rise. Originally built as a four bedroomed detached bungalow, the property has been greatly extended over the years including the addition of a further two bedrooms upstairs to provide up to six bedrooms overall if required, or alternatively plenty of versatility for extra reception rooms. The accommodation has the benefit of gas fired central heating, double glazing and is depicted on the attached floorplan, currently comprising an entrance hall, lounge, dining room, sitting room, kitchen, utility, three ground floor bedrooms, bathroom and 2x W.C. At first floor are three further bedrooms and a shower room. As the property occupies a corner plot there are gardens to front, side and rear, the rear of which has a southerly facing aspect and is mainly paved. A particular feature is the amount of parking as there are two driveways, one providing access to the double garage and the other ideal for parking/storage. An attractive Yew hedge bounds the property to the front.

In all a very spacious and versatile property of which early viewing is recommended.

LOCATION

The property is located on Mill Rise which leads directly off Mill Road or Westfield Lane to the west of the village. It is conveniently placed a short distance from Swanland's picturesque village centre where a number of shops can be found including a convenience store/post office, doctor's surgery, chemist, butcher's and public house. There are a number of amenities and recreational facilities such as tennis and bowls clubs. The village also has a well reputed junior/primary school with secondary schooling at nearby South Hunsley School in Melton. There is convenient access to the A63 leading to 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

A central hallway with staircase leading up to the first floor.

LOUNGE

15'0" x 14'6" approx (4.57m x 4.42m approx)

With windows to both front and side elevations. An angled chimney breast houses a feature fire surround with marble hearth and backplate having a fitted electric fire. An archway provides access through to:



SITTING AREA

12'2" x 10'8" approx (3.71m x 3.25m approx)

With window to side elevation.



DINING ROOM

11'2" x 11'0" approx (3.40m x 3.35m approx)

Window to side elevation.



KITCHEN

14'5" x 11'4" approx (4.39m x 3.45m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, integrated double oven, four ring gas hob, filter hood above, tiled surround, windows to two elevations.



REAR LOBBY

External access door.

UTILITY ROOM

With fitted units, tiled surround and floor, gas fired Worcester central heating boiler.

W.C

With low level W.C.

BEDROOM 1

11'0" x 13'10" approx (3.35m x 4.22m approx)

Up to fitted wardrobes which run to one wall, window to front elevation.



BEDROOM 2

11'0" x 10'7" approx (3.35m x 3.23m approx)

Window to rear elevation.

BEDROOM 3

11'3" x 8'5" approx (3.43m x 2.57m approx)
Window to rear elevation.



BATHROOM

With suite comprising bath, shower area, wash hand basin, tiling to the walls.



W.C

With low level W.C.

FIRST FLOOR

LANDING

BEDROOM 4

14'4" x 10'5" approx (4.37m x 3.18m approx)
Built in wardrobe, window to side elevation.



BEDROOM 5

12'0" x 8'1" approx (3.66m x 2.46m approx)
Built in wardrobe, window to rear elevation.



BEDROOM 6

11'10" x 7'0" approx (3.61m x 2.13m approx)
Window to side elevation.



SHOWER ROOM

With shower cubicle, low level W.C, wash hand basin, tiling to the walls.



OUTSIDE

The property occupies a corner style plot with an attractive Yew hedge running to the front. A lawned garden extends to the front and one side of the property. The main driveway leads to a detached double garage. A further driveway to the opposite side of the property provides excellent parking/storage. The rear garden is set to paving and decking, enjoying a southerly aspect.



ALTERNATIVE VIEW



SIDE DRIVE

GARAGE



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

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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 123.5 sq. metres (1328.9 sq. feet)




First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 165.3 sq. metres (1778.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	