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Limb
MOVING HOME










# *13 Priory Close, Swanland, East Yorkshire, HU14 3QS*

- Main Bedroom with Balcony
- Ground Floor Cloaks/W.C.
- Modern Kitchen
- Council Tax Band = D
- Lounge With Garden Access
- Excellent Parking & Garage
- No Onward Chain
- Freehold / EPC =

*£260,000*

## *INTRODUCTION*

Occupying a corner position with a particularly generous westerly facing rear garden, this four bedroom end terrace property offers well proportioned accommodation, excellent parking and is offered for sale with no onward chain.

The accommodation is arranged over two floors and includes an entrance hallway, ground floor cloaks/W.C., modern fitted kitchen and a spacious lounge with patio doors opening directly onto the rear garden. To the first floor are three double bedrooms, all with built-in wardrobes, together with a single bedroom and family bathroom. The main bedroom also enjoys access to a balcony.

Outside, a lawned front garden is complemented by a side driveway providing ample parking and leading to a carport and garage. The rear garden is a particular feature, being considerably larger than those of neighbouring properties and enjoying a westerly aspect. Principally laid to lawn, it incorporates a patio area, established planted borders and a large garden shed.

Whilst the property would benefit from some cosmetic updating, it offers well proportioned accommodation and an excellent opportunity to acquire a four bedroom home with a particularly generous garden, ample parking and a garage.

## *LOCATION*

Priory Close is situated off Main Street, Swanland. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## *ACCOMMODATION*

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

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.

## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Wall mounted hot water boiler.

## KITCHEN

Having a range of modern units with contrasting worktops incorporating a one and a half bowl sink and drainer with mixer tap, two ovens, four ring hob, fridge, slimline dishwasher and bin storage. Window to the front elevation.



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## LOUNGE

Situated to the rear of the property with sliding doors leading out to the rear garden. There is a cupboard housing the warm air central heating boiler.





## FIRST FLOOR

## LANDING

With storage cupboard.

## BEDROOM 1

With built-in wardrobes, a window and a door opening onto a balcony overlooking the rear garden.





## BEDROOM 2

With built in wardrobes and window to the front elevation.



## BEDROOM 3

With built in wardrobes and window to the rear.



## BEDROOM 4

Window to the rear elevation.

## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C. Storage cupboard and window to side.



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## OUTSIDE

The property occupies a corner position with a lawned front garden and a side driveway providing excellent off-street parking, leading beneath a carport to a single garage.

The rear garden is a particular highlight, being substantially larger than those of neighbouring properties and enjoying a westerly aspect. Predominantly laid to lawn, the garden extends around the side of the house and incorporates an attractive variety of established shrubs, trees and planted borders, together with a paved patio adjoining the lounge. A pathway leads through the garden to a further lawned area with a large timber shed.

The generous proportions and established planting make this a particularly appealing outdoor space, with ample room for gardening, relaxation and outdoor entertaining.







## REAR VIEW





## HEATING

The property has the benefit of warm air central heating.

## GLAZING

The property has the benefit of uPVC 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 D. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

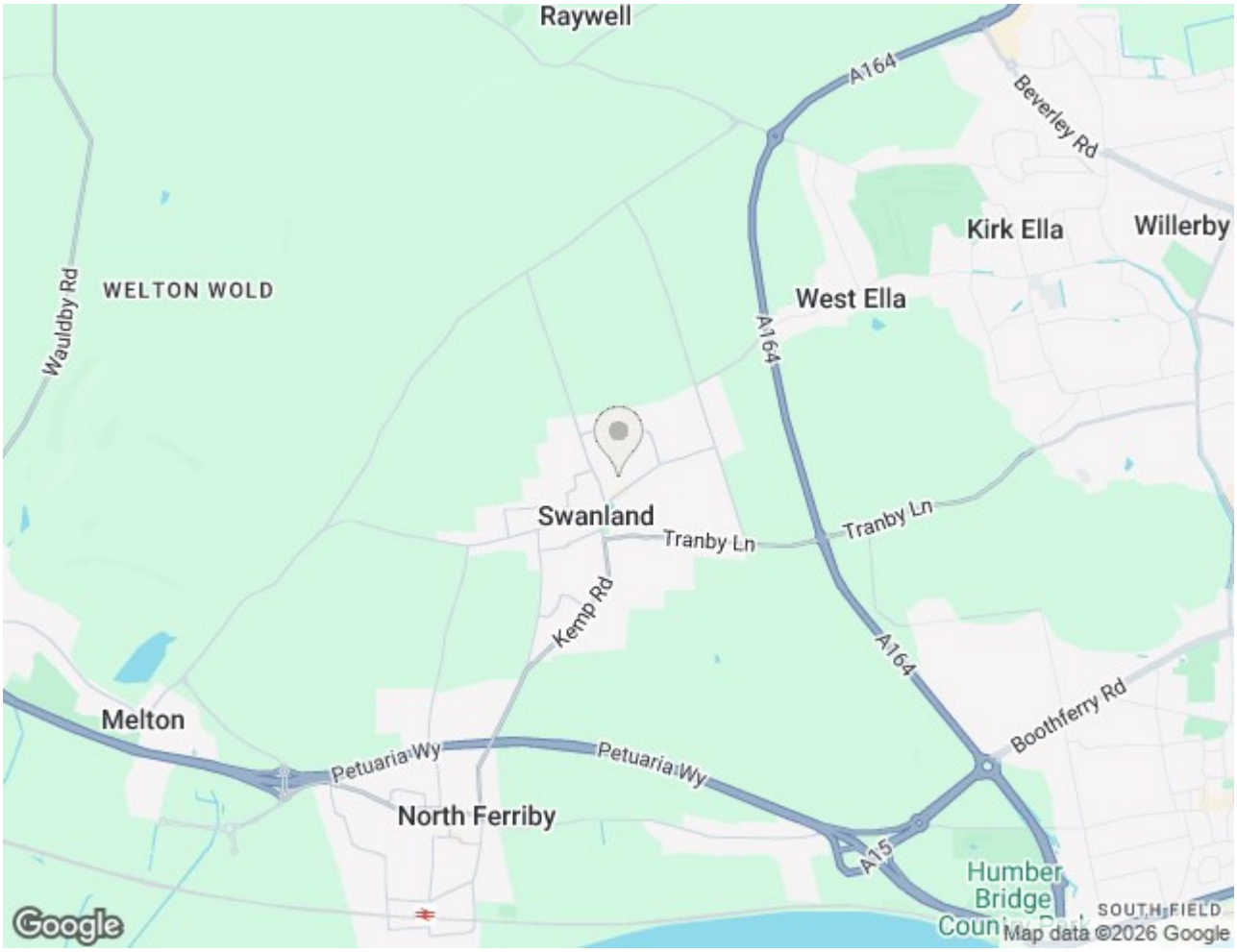
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## 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.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A164
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Kirk Ella
Willerby
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Melton
Petuaria Wy
Petuaria Wy
Boothferry Rd
North Ferriby
A15
Humber Bridge
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Approximate total area(1)
606 ft²
56.4 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.

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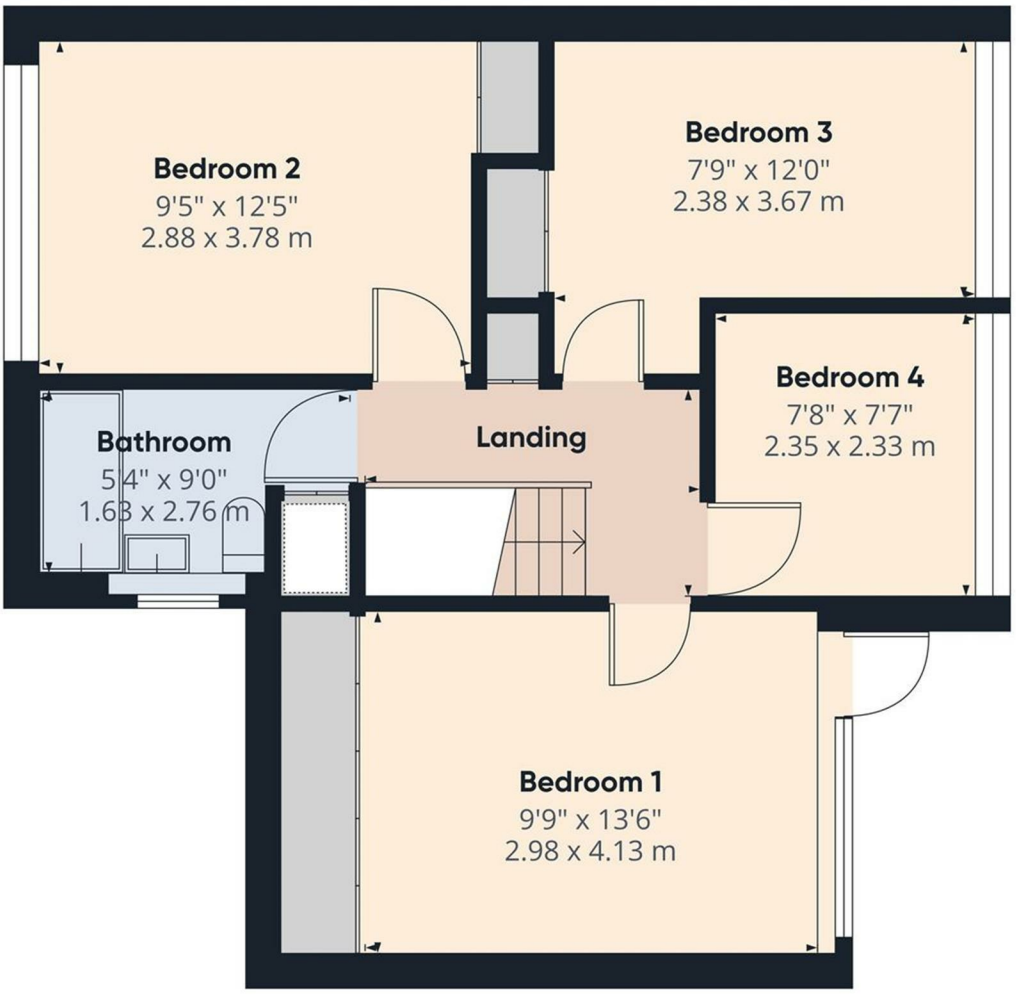


Floor 1

Approximate total area(1)
540 ft²
50.3 m²

(1) Excluding balconies and terraces

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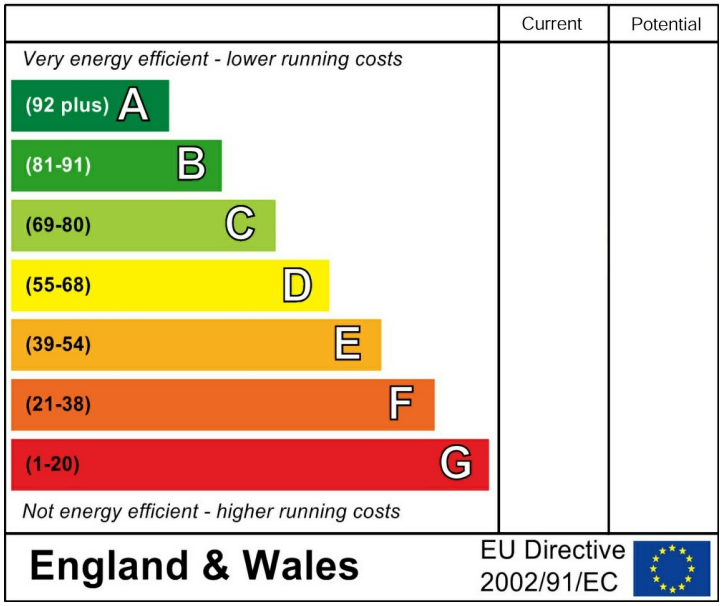
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

