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Limb
MOVING HOME









14 Nursery Close, Swanland, East Yorkshire, HU14 3FA

- Detached House
- Contemporary Finish
- 3 x Reception Rooms
- Council Tax Band = G
- 5 Double Bedrooms
- Desirable Location
- Driveway & Double Garage
- Freehold/EPC = B

£519,950

INTRODUCTION



Situated in a peaceful cul-de-sac, this three-storey detached house by Linden Homes offers 1,927 sq ft of well-proportioned accommodation. The ground floor is designed for functional living, featuring a dedicated study, a separate lounge, and an expansive dining/living kitchen with bi-folding doors that open onto the rear garden complemented by a utility room.

The upper floors provide five genuine double bedrooms. The first floor contains three of these rooms, including a main bedroom with its own dressing area and en-suite shower room. Two further double bedrooms and a family bathroom are located on the top floor, alongside a landing with ample built-in storage. Externally, the property benefits from a private rear garden with a patio, a front lawn, and a side driveway providing excellent parking leading to a detached double garage.

LOCATION

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

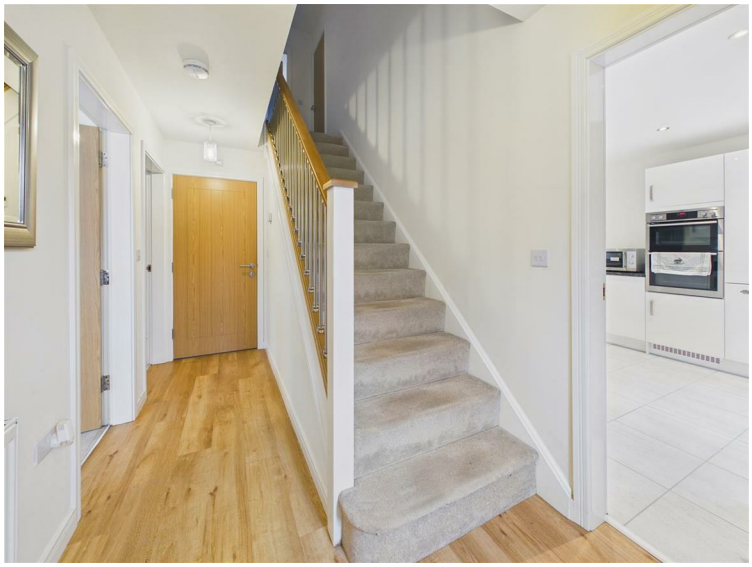
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor.



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KITCHEN/DINING ROOM

Through room comprising a kitchen and dining area. The kitchen is of a contemporary finish with fitted units and granite worksurfaces throughout, incorporating an inset sink with mixer tap and benefitting from an array of integrated appliances including a double oven, five ring gas hob with filter above, fridge/freezer and dishwasher.. Bi-folding doors lead out to the rear garden.









UTILITY ROOM

With sink & drainer atop fitted units and worksurfaces and door to the rear. There is an integrated washing machine and a tumble tryer.



OFFICE/SNUG


Original Room


AI Generated Possible Look

LOUNGE

With French doors opening onto the rear patio.


Original Room


AI Generated Possible Look

W.C./CLOAKS

Low flush W.C. and wash-hand basin.



FIRST FLOOR

LANDING

Window to the front elevation and storage cupboard to corner.

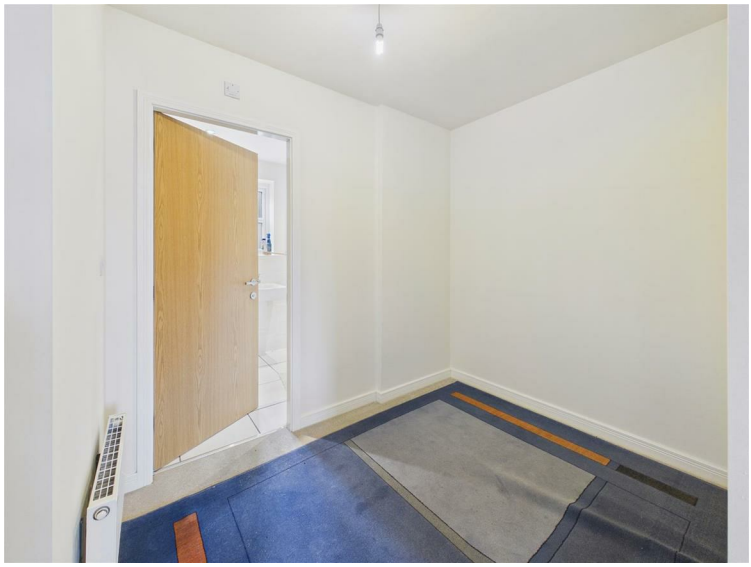
BEDROOM 1

With a window to the front elevation and opening in to dressing area. The dressing area provides ample room for wardrobes and access into the en-suite shower room.





DRESSING AREA



EN-SUITE SHOWER ROOM

Half tiled, comprising walk in shower, concealed-flush W.C. and wash-hand basin beneath window to the rear elevation.



BEDROOM 2

Window to the front elevation.


Original Room


AI Generated Possible Look

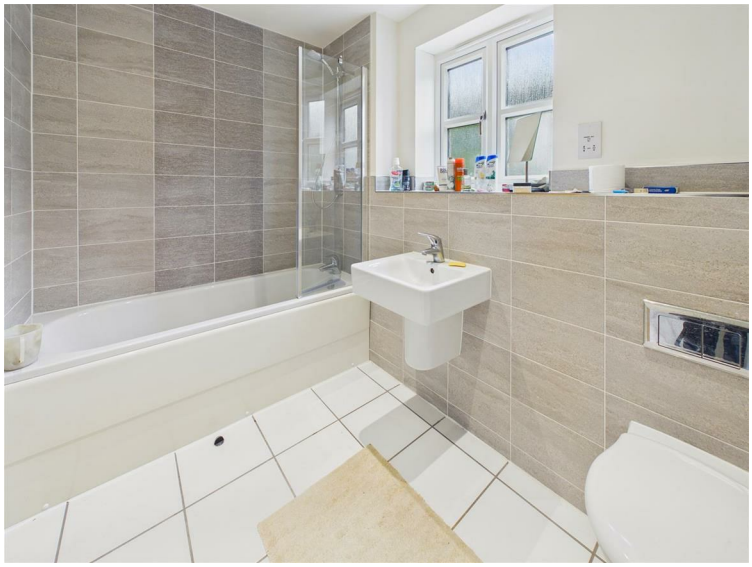
BEDROOM 3

With window to the rear elevation.



BATHROOM

Comfortably sized, half tiled family bathroom comprising bath with shower screen and fitting, low flush W.C. and wash-hand basin beneath window to the rear elevation.



SECOND FLOOR

LANDING

With two large, carpeted walk-in storage cupboards.



BEDROOM 4

Velux window to the rear elevation and window to the front elevation.


Original Room


AI Generated Possible Look

BEDROOM 5

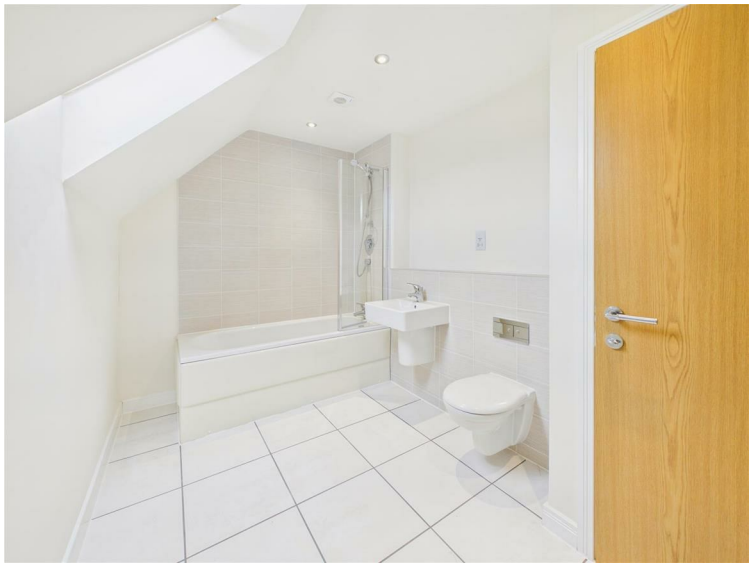
Window to the front elevation.


Original Room


AI Generated Possible Look

BATHROOM

Generously sized, comprising bath with shower screen and fitting, concealed-flush W.C., wash-hand basin and Velux window to the rear elevation.



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OUTSIDE

There is a paved patio to the immediate rear of the property, followed by lawn. Adjacent to the lawn is a double garage, to which a driveway runs at the side of the property, providing comfortable off-street parking for up to three vehicles.





REAR VIEW





HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of 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 G. 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

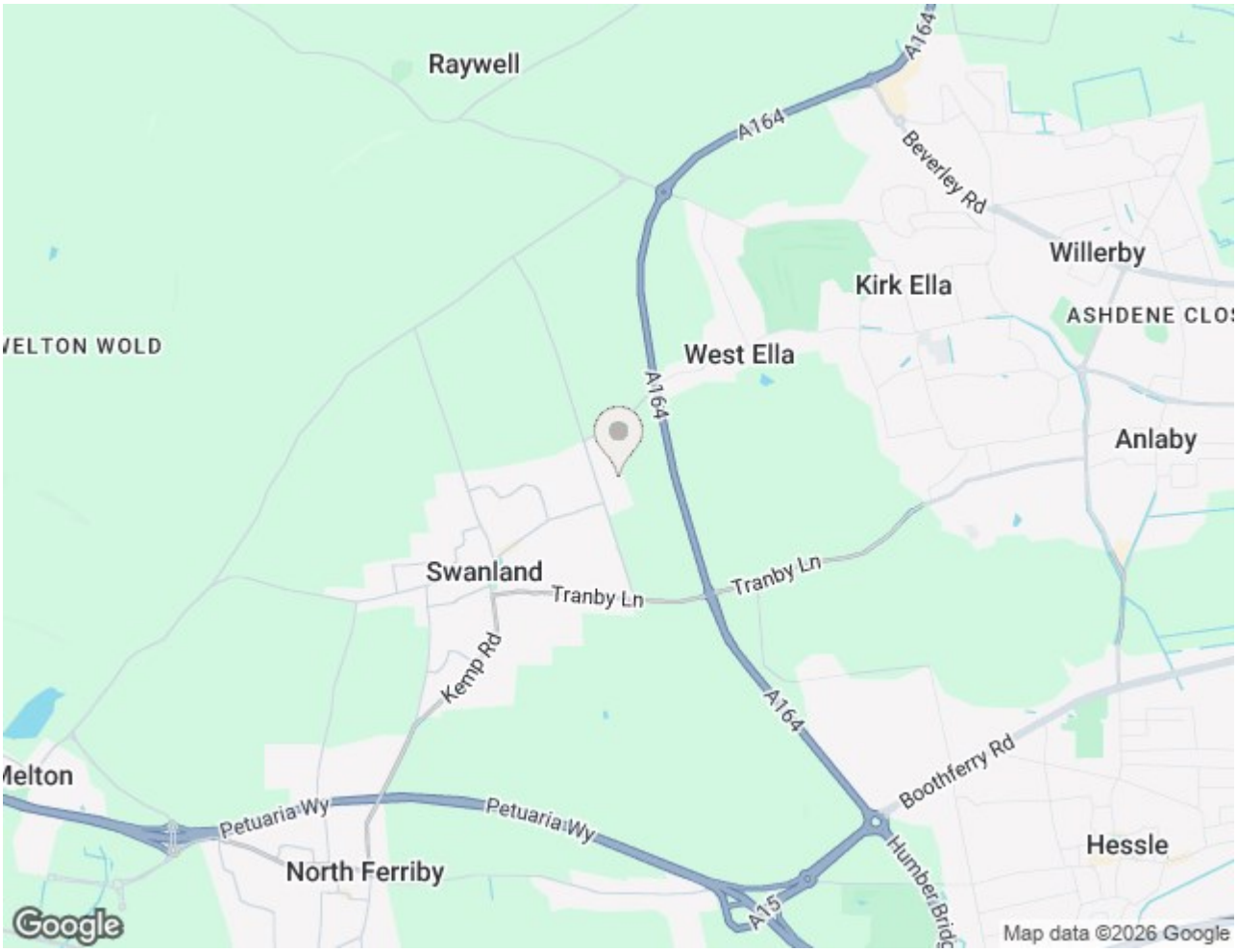
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.


Raywell
A164
Beverley Rd
Willerby
Kirk Ella
ASHDENE CLOS
WELTON WOLD
West Ella
A164
Anlaby
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Melton
Boothferry Rd
Petuaria Wy
Petuaria Wy
Hessle
North Ferriby
A15
Humber Bridge
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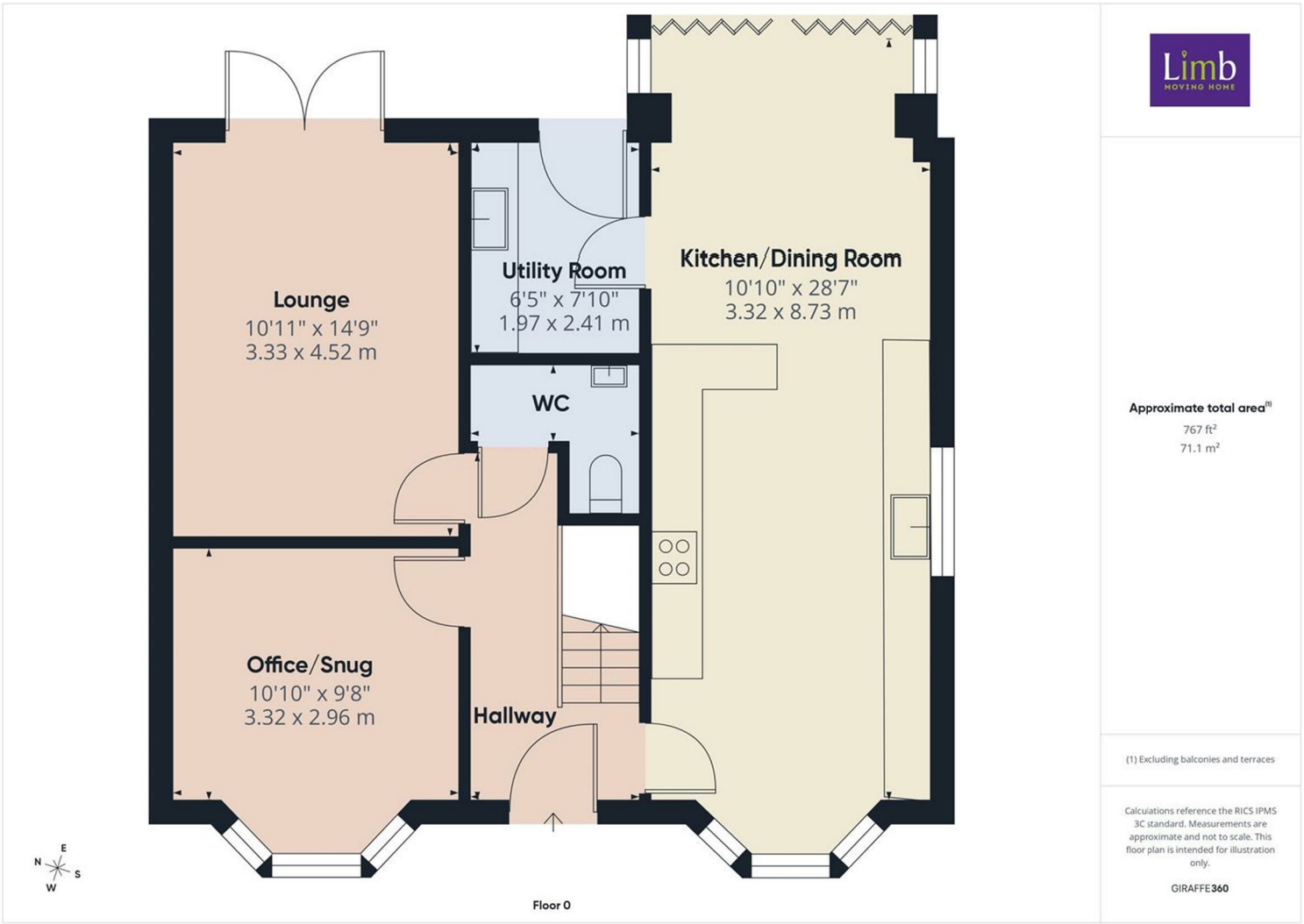
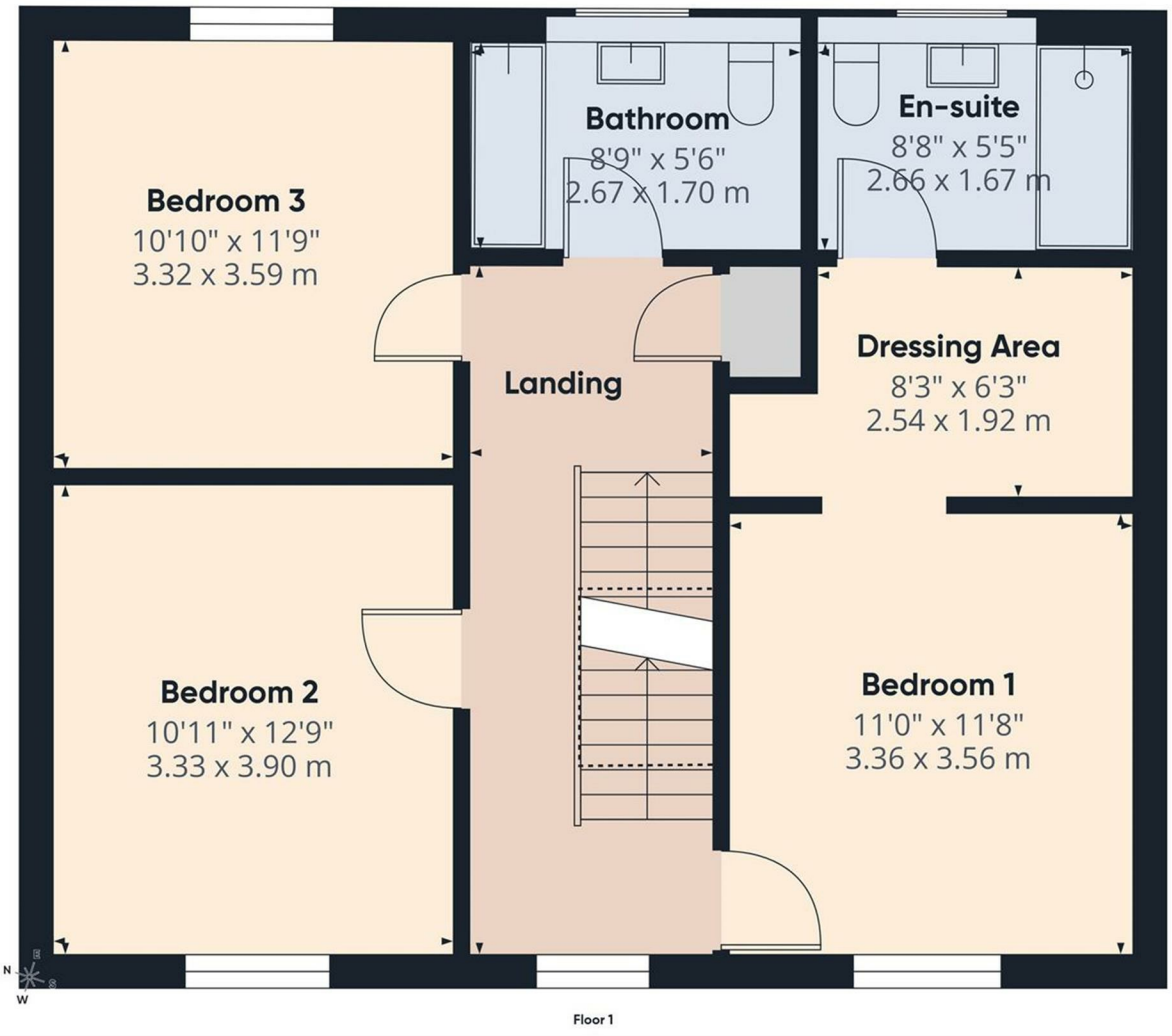
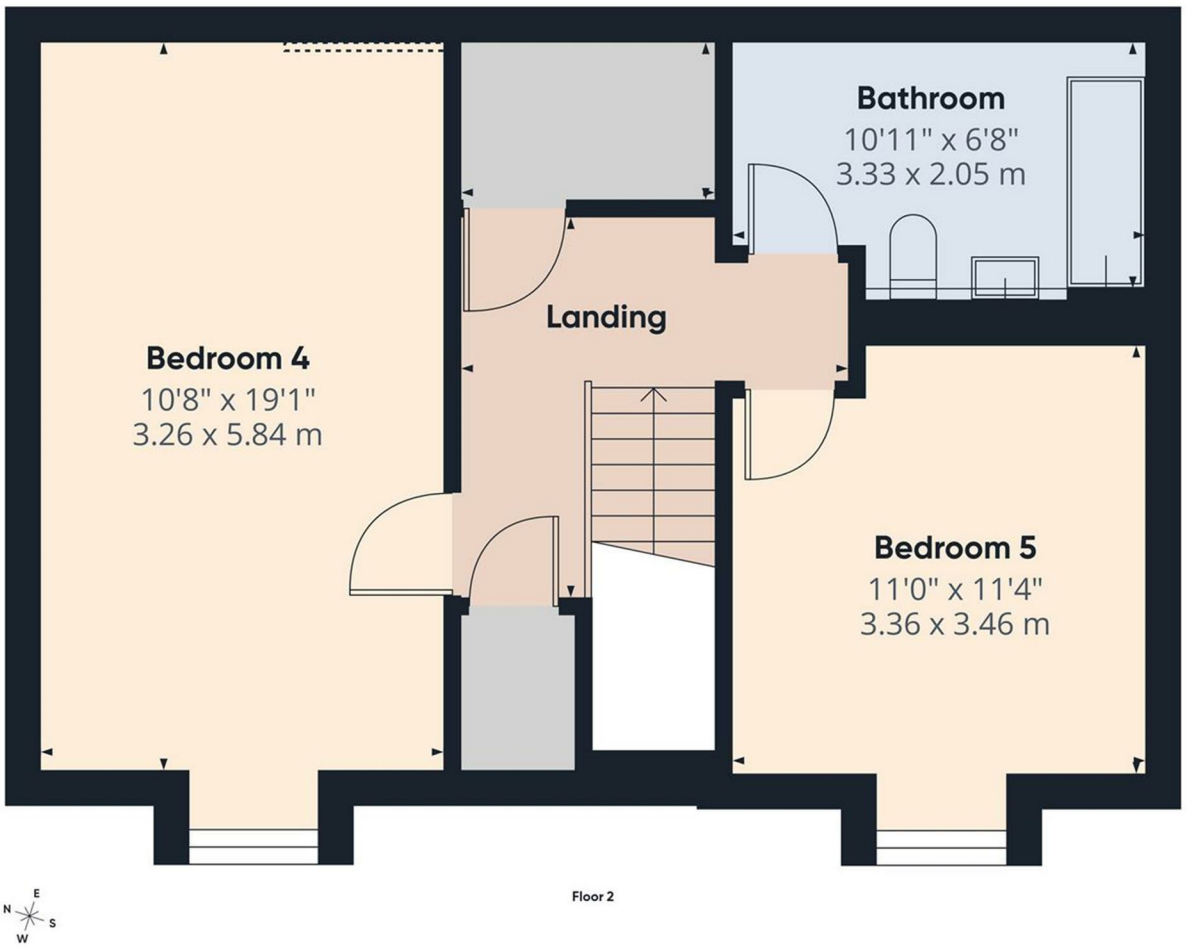
Map data ©2026 Google


Lounge
10'11" x 14'9"
3.33 x 4.52 m
Utility Room
6'5" x 7'10"
1.97 x 2.41 m
WC
Kitchen/Dining Room
10'10" x 28'7"
3.32 x 8.73 m
Office/Snug
10'10" x 9'8"
3.32 x 2.96 m
Hallway
N
E
S
W
Floor 0
Limb
MOVING HOME
Approximate total area(1)
767 ft²
71.1 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


Bedroom 3
10'10" x 11'9"
3.32 x 3.59 m
Bathroom
8'9" x 5'6"
2.67 x 1.70 m
En-suite
8'8" x 5'5"
2.66 x 1.67 m
Landing
Dressing Area
8'3" x 6'3"
2.54 x 1.92 m
Bedroom 2
10'11" x 12'9"
3.33 x 3.90 m
Bedroom 1
11'0" x 11'8"
3.36 x 3.56 m
N
W
Floor 1
Approximate total area(1)
654 ft²
60.9 m²
Reduced headroom
1 ft²
0.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Approximate total area(1)
506 ft²
47 m²

Reduced headroom
3 ft²
0.3 m²

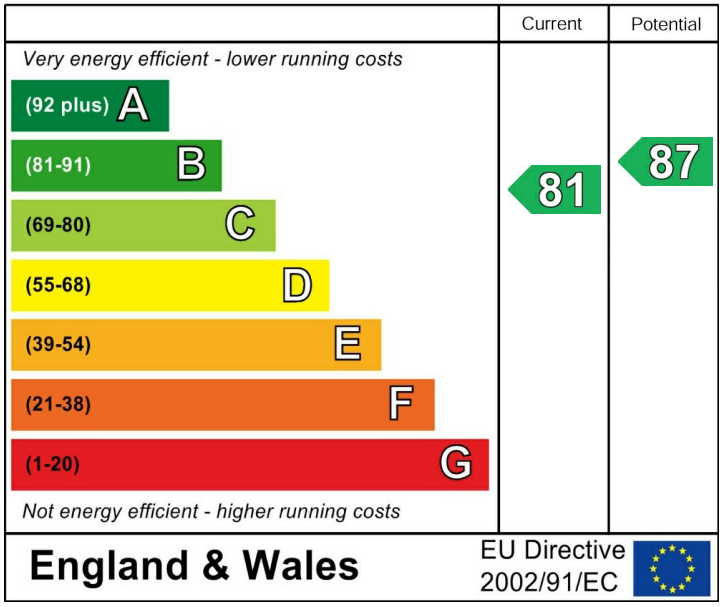
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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



Environmental Impact (CO_2) Rating

