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Matthew  
**Limb**  
MOVING HOME



*Plot 7 Easenby Close, Swanland, East Yorkshire, HU14 3NP*

- 📍 Fabulous New Development
- 📍 Four Bed. Home
- 📍 High Specification
- 📍 Contemporary Living
- 📍 Delightful Location
- 📍 Sought After Village
- 📍 Available Now
- 📍

**£299,950**

## INTRODUCTION

This superb high spec. new build property forms part of "Easenby Farm", a fabulous new development of high quality three and four bedroomed cottage style homes in a delightful location on the fringe of this most desirable village. Currently under construction, an intending purchaser has the opportunity to influence colour schemes and fittings, if not already on order. Thoughtfully designed and being built to an exacting standard with a high contemporary specification, this outstanding home has great appeal. Spaciously proportioned the property will have the luxuries of modern living and briefly comprises a central hallway, twin aspect lounge with bi-fold doors leading out to the garden and a tremendous kitchen/dining/living room, again with bi-fold doors out to the rear. There is also a downstairs WC. At first floor are three bedrooms and a bathroom. Gardens extend to the rear and parking will be provided to the front of the property.



## LOCATION

This superb new development of only 8 dwellings lies at the bottom of Easenby Close, an attractive cul-de-sac situated off Main Street, to the eastern fringe of the village centre. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a butchers, Dr's surgery, 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

Entrance Hall  
Living Room - 21'7" x 10'1" (6.58m x 3.07m) approx  
Kitchen/Dining/Living - 21'7" x 12'6" (6.58 x 3.81m) approx  
Cloaks/W.C  
Landing  
Bedroom 1 - 15'11" x 12'9" (4.85m x 3.89m) approx  
Bedroom 2 - 12'7" x 8'6" (3.84m x 2.6m) approx  
Bedroom 3 - 11'7" x 8'7" (3.53m x 2.62m) approx  
Bathroom



## AVAILABILITY

Plot 1 - 3 Bed £285,000  
Plot 2 - 3 Bed £279,999  
Plot 3 - 3 Bed £279,999  
Plot 4 - 3 Bed £295,000  
Plot 5 - 3 Bed, with garage SOLD  
Plot 6 - 4 Bed SOLD  
Plot 7 - 4 Bed £299,950  
Plot 8 - 3 Bed SOLD

## CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## 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

TIME .....DAY/DATE .....

SELLERS NAME(S) .....

17'1" x 6'6" (5.22 x 1.985)



### Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



### First Floor

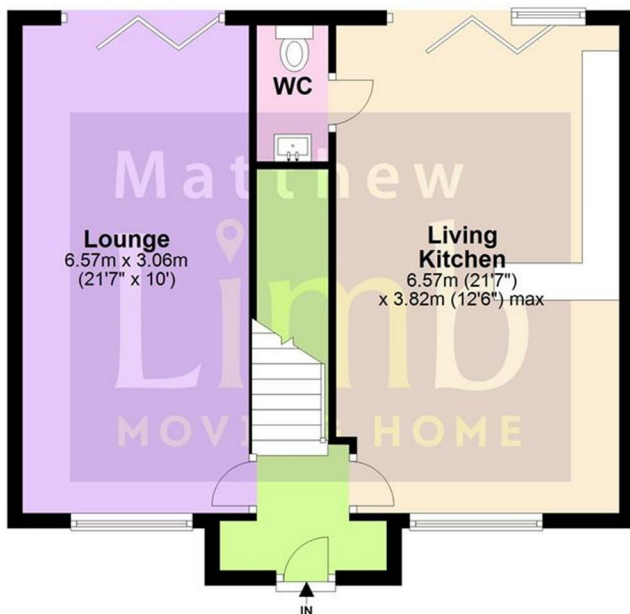
Approx. 58.2 sq. metres (626.5 sq. feet)



Total area: approx. 112.8 sq. metres (1214.0 sq. feet)

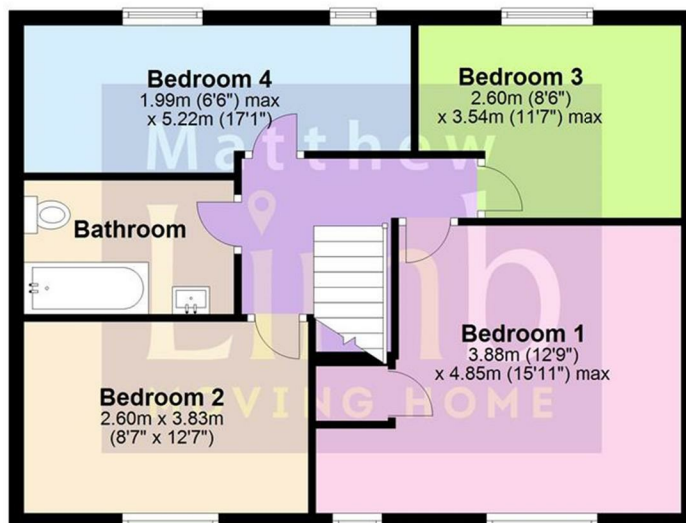
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### First Floor

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Total area: approx. 112.8 sq. metres (1214.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	