



12a Dale Road, Swanland, East Yorkshire, HU14 3QJ

- 📍 Detached True Bungalow
- 📍 Well appointed
- 📍 Close to village centre
- 📍 Two Double Bedrooms
- 📍 Lounge + Dining Area
- 📍 Ready to Move Into
- 📍 No Chain Involved
- 📍 EPC =

Offers Over £240,000

INTRODUCTION

This individual detached true bungalow is situated in such a convenient location for Swanland's centre and amenities. Somewhat deceptive from the external appearance, the property affords an excellent range of well appointed accommodation which is offered for sale with no chain involved therefore an early completion is possible. The accommodation briefly comprises a spacious hallway, beautiful lounge plus dining area with double doors opening to a patio, kitchen, utility area, two double bedrooms and a fully tiled bathroom. The accommodation has the benefit of uPVC framed double glazing and central heating via a modern boiler. Outside a driveway provides parking and manageable gardens extend to both front, side and rear elevations. Viewing is most definitely recommended.



LOCATION

Dale Road is a popular residential street located within the highly sought after village of Swanland. Swanland has an attractive centre where a number of shops can be found including a Convenience Store/Post Office, Butcher's, Doctor's Surgery and Chemist. 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 providing intercity connections.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious entrance hall with windows to the side elevation.

LOUNGE

15'8" x 12'6" approx (4.78m x 3.81m approx)

Having as its focal point a feature fire surround with "marble" hearth and back plate housing a "living flame" gas fire. Bow window to front elevation. Archway opening through to:



ALTERNATIVE VIEW



DINING AREA

10'7" x 7'10" approx (3.23m x 2.39m approx)
With window to front elevation and double doors leading out to the side garden.



KITCHEN

13'3" x 9' approx (4.04m x 2.74m approx)
Having a range of fitted base and wall mounted units with roll top work surfaces, tiled surround, cooker slot with extractor hood above, one and a half sink and drainer, plumbing for a dishwasher. Window overlooking the side garden.



KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

Fitted cupboards, plumbing for automatic washing machine, gas fired central heating boiler, external access door to side.

BEDROOM 1

12'6" x 11' approx (3.81m x 3.35m approx)

With fitted wardrobes having sliding mirrored fronts. Windows to both rear and side elevations.



BEDROOM 2

12' x 9' approx (3.66m x 2.74m approx)
With fitted wardrobes and storage cupboards. Window to side elevation.



BATHROOM

9' x 6'4" approx (2.74m x 1.93m approx)
With suite comprising low level WC, pedestal wash hand basin, bath with shower over, tiling to the walls.



OUTSIDE

The property occupies a very pleasant yet manageable plot with gardens to front, side and rear. The side garden can be accessed via french doors from the dining room and has a terrace which is ideal for relaxing in privacy. There is also an external access door from the utility room. A driveway provides ample parking.



SIDE GARDEN



TENURE

Freehold

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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

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

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VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 79.7 sq. metres (858.3 sq. feet)



Total area: approx. 79.7 sq. metres (858.3 sq. feet)

