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Limb
MOVING HOME

1 Northdale Park, Swanland, East Yorkshire, HU14 3RH

- No Onward Chain
- Spacious Garden Room
- South Facing Garden
- Council Tax Band = C
- Driveway & Garage
- Scope To Personalise
- Sought-After Swanland
- Freehold / EPC = C

Offers Over £199,950

INTRODUCTION

Offered with no onward chain, this well-maintained semi-detached bungalow occupies a quiet position within the highly sought-after village of Swanland. Ready to move straight into whilst offering scope to personalise over time, it presents an excellent opportunity for those seeking comfortable single-level living in one of the area's most desirable locations.

The accommodation includes a spacious lounge, well-equipped kitchen opening directly into an impressive garden room, two bedrooms with fitted furniture and a wet room. The garden room is undoubtedly a standout feature, creating a bright and versatile additional living space with direct access to the south-facing rear garden.

Outside, the property enjoys low-maintenance gardens, a private driveway leading to a single garage and an attractive south-facing rear garden with a generous paved seating area, ideal for enjoying the sunshine throughout the day.

LOCATION

Northdale Park runs off Northfield, Swanland. 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, 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

Residential entrance door to:

ENTRANCE HALL

With storage cupboard.

LOUNGE

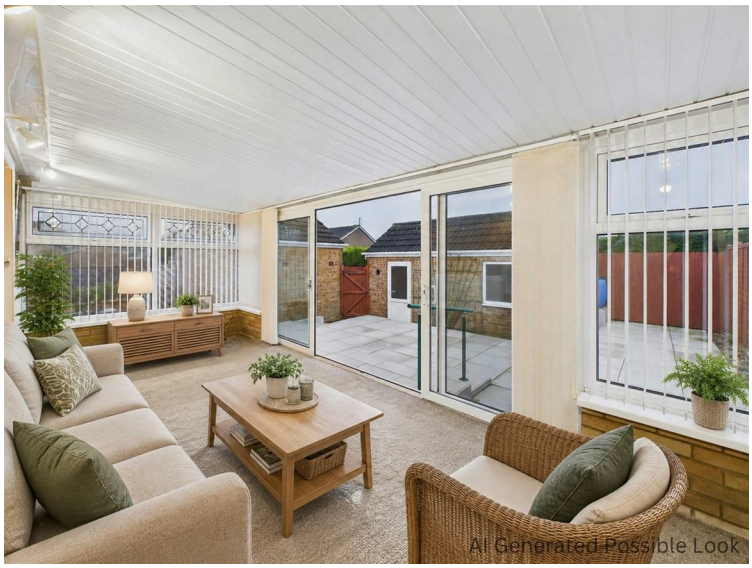
Spacious living room with feature fireplace housing an electric fire and bay window to the front elevation.

KITCHEN

Fitted with base and wall units, laminate worktops, one and a half bowl sink and drainer with mixer tap, oven, four ring hob with filter hood above, space for undercounter appliances and open plan in style via a concertina sliding door to the garden room. Window to side.

GARDEN ROOM

Enjoys access via sliding patio doors to the south facing rear garden.



BEDROOM 1

With fitted furniture including wardrobes, overhead storage and drawers. Patio doors lead through to the garden room.

BEDROOM 2

With built in wardrobe and wall mounted gas central heating boiler.
Windows to two elevations.

SHOWER ROOM

Wet room style shower with electric shower, wash hand basin and low flush W.C. Ladder radiator, tiling to walls and window to side.

OUTSIDE

The exterior has been designed for minimal maintenance, featuring an ornamental garden to the side with gravel and paved areas. A private driveway provides off-street parking and leads to a single garage. A particular highlight is the south-facing rear garden, which features a large paved terrace that enjoys sunlight throughout the day.

GARDEN TO SIDE

GARAGE

HEATING

The property has the benefit of gas central heating to radiators throughout.

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 C. 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.

VIRTUAL STAGING

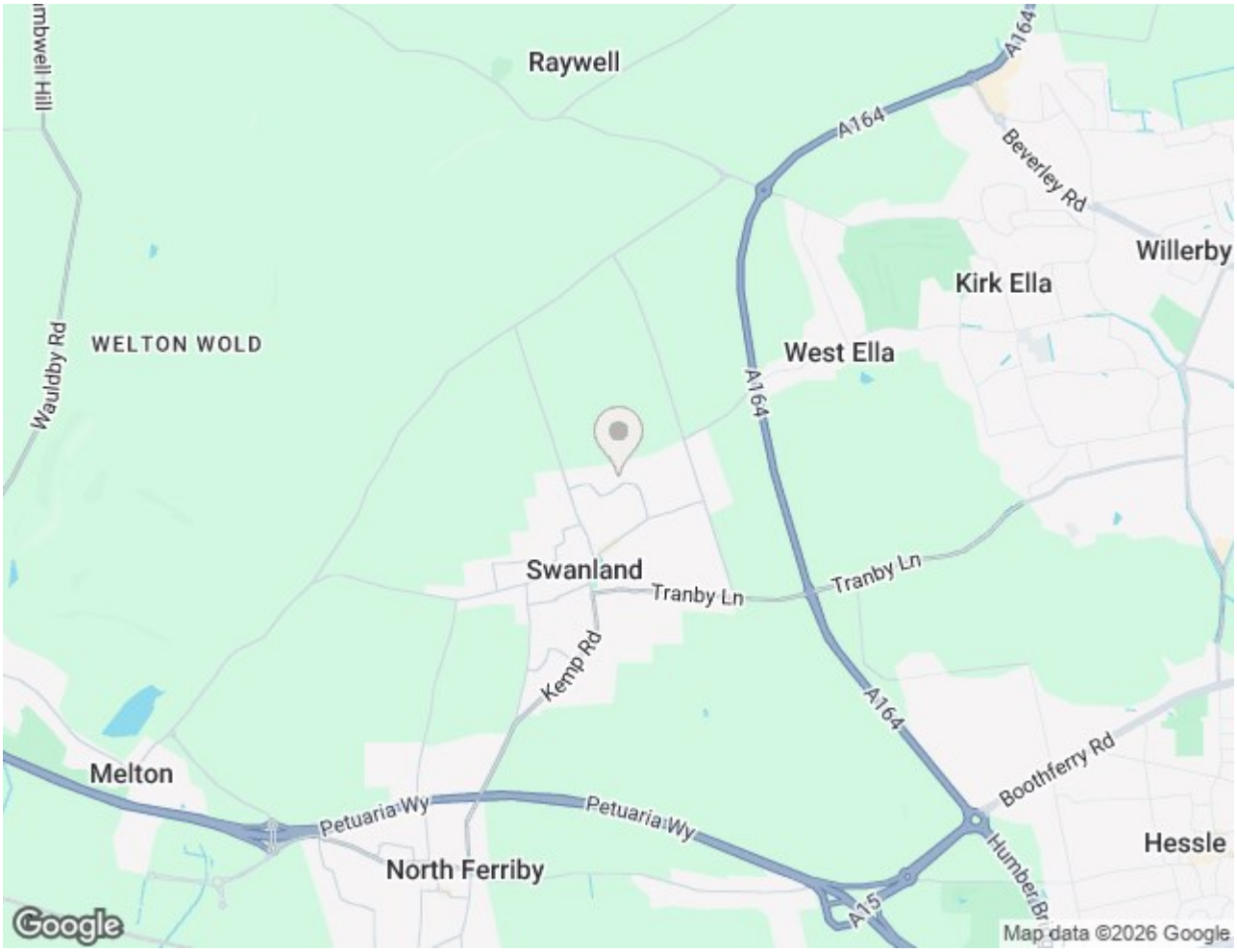
Please note that virtual staging has been carried out on some of the internal photographs. This places computer generated images into certain rooms to give a better perception of the room with furniture in place.

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
WELTON WOLD
Wauldby Rd
West Ella
Swanland
Tranby Ln
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Melton
Petuaria Wy
North Ferriby
Boothferry Rd
Hessle
A15
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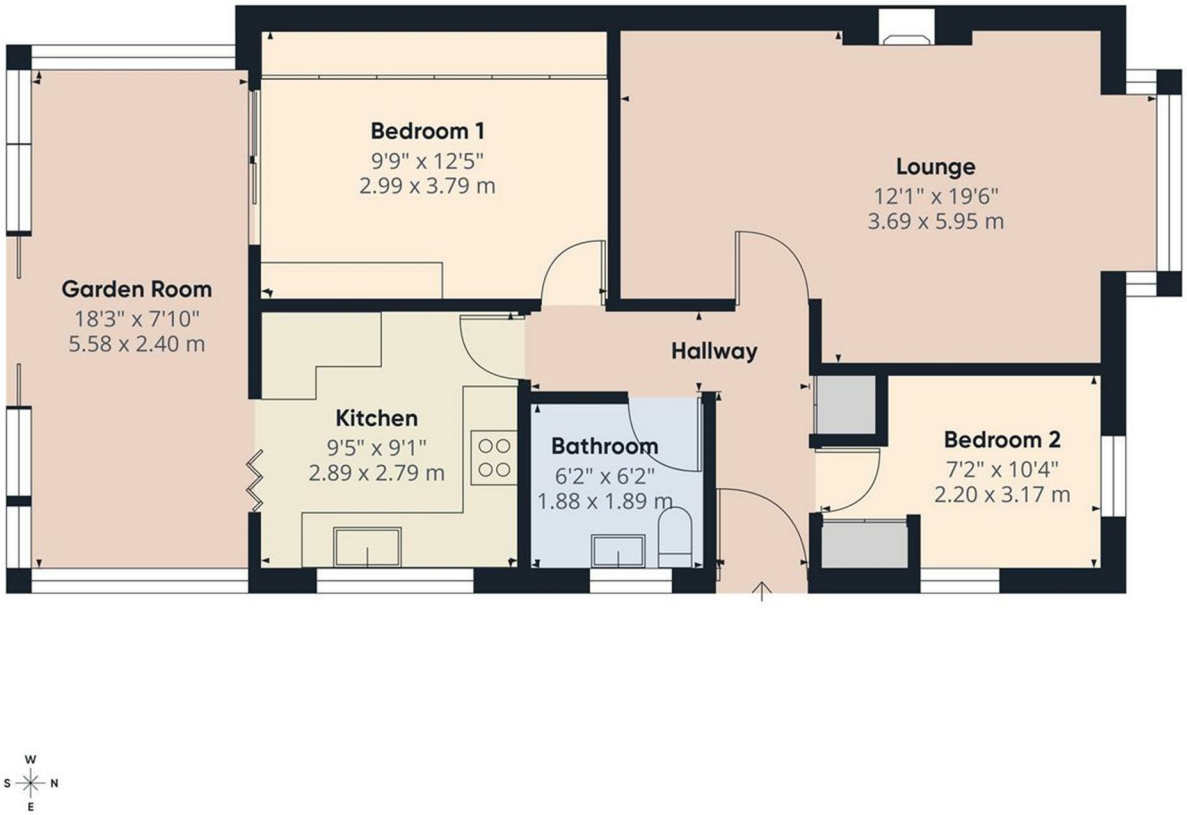

Approximate total area(1)

738 ft²

68.6 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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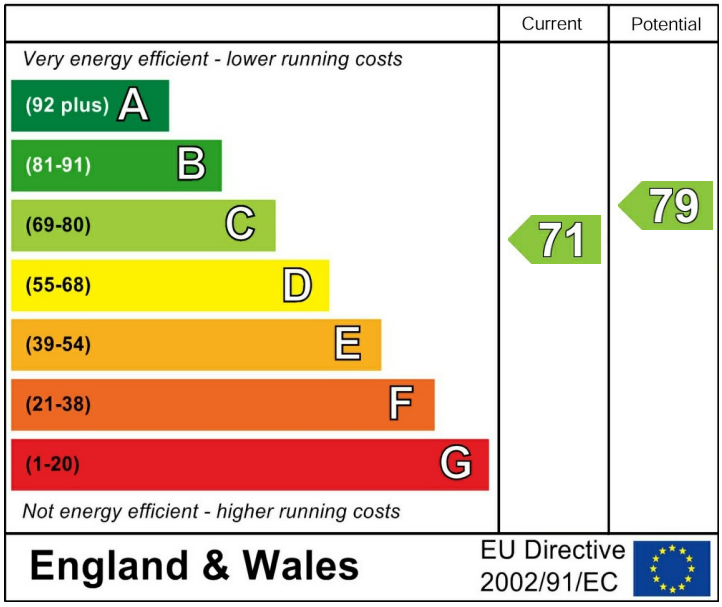
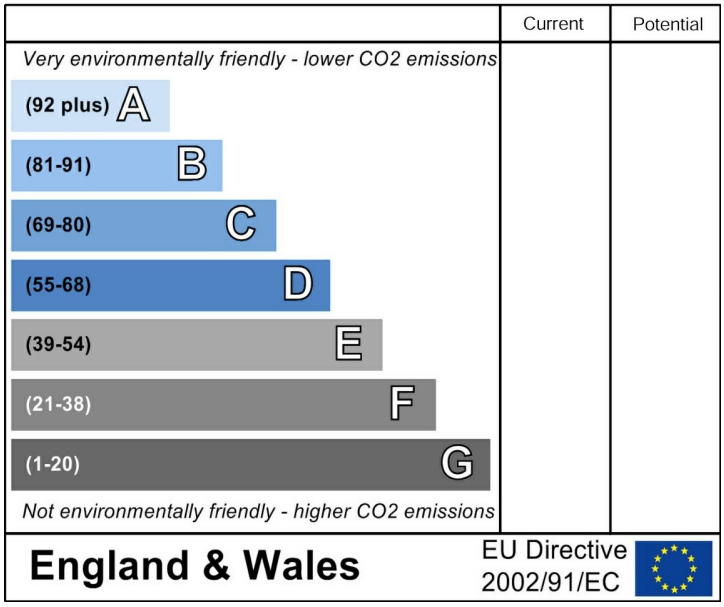
Energy Efficiency Rating



Environmental Impact (CO_2) Rating