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**Limb**  
MOVING HOME



*21 Dale Road, Swanland, East Yorkshire, HU14 3QH*

- 📍 Mid Terraced Home
- 📍 Modernisation Potential
- 📍 Three Bedrooms
- 📍 Council Tax Band = B
- 📍 Spacious Lounge/Diner
- 📍 Westerly Rear Garden
- 📍 Large Summerhouse
- 📍 Freehold / EPC = D

**£199,950**

## INTRODUCTION

This well-presented mid-terraced home in the desirable village of Swanland offers a fantastic opportunity to create a personalized retreat. The spacious accommodation comprises an entrance hallway, a generous lounge/diner featuring a charming chimney breast, a kitchen ready for your modern touch, a bathroom with a separate W.C., and two double bedrooms and one single bedroom, each with built-in furniture.

The property boasts a westerly-facing rear garden, a sanctuary for relaxation with a lawn and a substantial summerhouse, ideal as a workshop, home office, or creative space. A gravelled front garden area offers the potential for off-street parking (subject to planning permission), adding to the convenience of this delightful village home.

With a little modernization, this property is ready to become your dream home.

## LOCATION

The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With staircase leading to the first floor.

## LOUNGE/DINER

20'0" x 16'0" approx (6.10m x 4.88m approx)

Narrowing to 12'7" approx.

Attractive and spacious room featuring a charming chimney breast, bay window to the front elevation and double doors leading through to the kitchen. There is ample space for a dining table and chairs and a useful understairs storage cupboard.



## KITCHEN

12'1" x 7'11" approx (3.68m x 2.41m approx)

With fitted units, sink and drainer, oven, four ring gas hob with filter above, plumbing for a washing machine and window to rear.



## BATHROOM

With suite comprising a corner bath and fitted cupboard with sink.



## W.C.

With low flush W.C. and wash hand basin. Window to rear.

## FIRST FLOOR

### LANDING

With loft access hatch and cupboard above the stairs.

### BEDROOM 1

11'9" x 9'0" approx (3.58m x 2.74m approx)  
Measurements into built in wardrobes. Bay window to front.



### STUDY AREA

Window to front.

## BEDROOM 2

10'9" x 9'0" approx (3.28m x 2.74m approx)  
With built in wardrobe and overhead storage. Window to rear.



## BEDROOM 3

12'8" x 6'9" approx (3.86m x 2.06m approx)  
With built in wardrobe and desk. Window to rear.



## OUTSIDE

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## TENURE

Freehold

## COUNCIL TAX BAND

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

## 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.

## 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.

## AGENTS NOTE

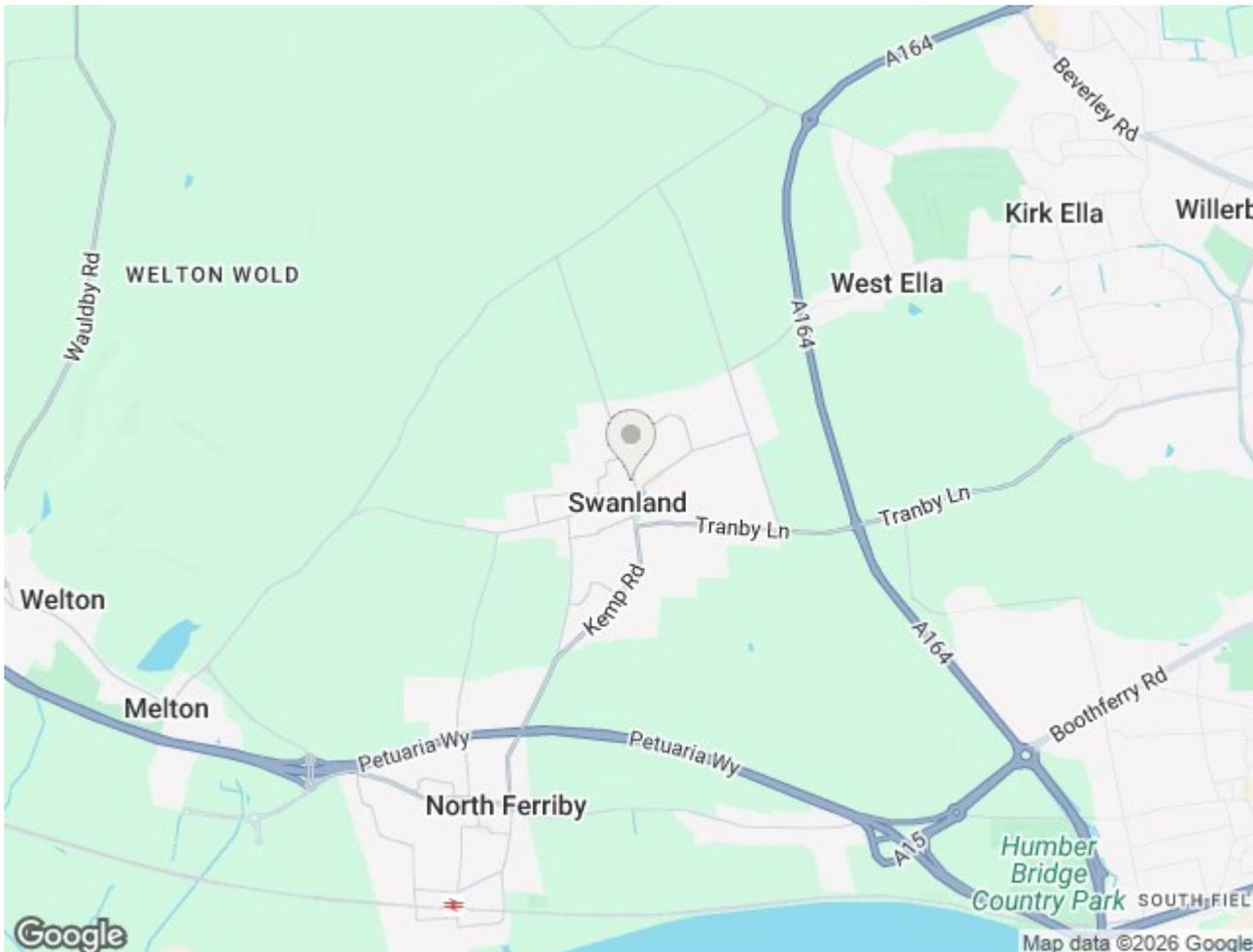
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

## 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.

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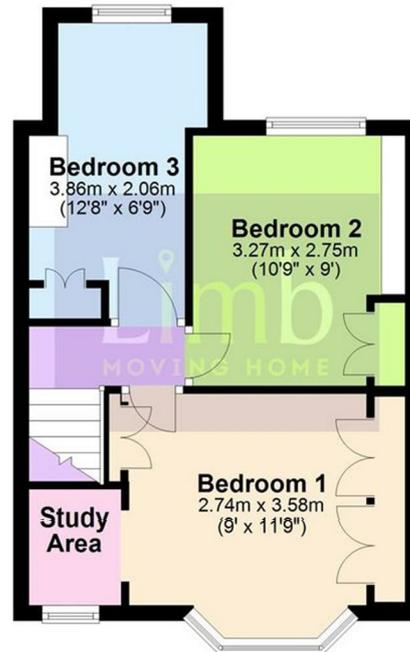
### Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)  
21 Dale Road, Swanland

