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Matthew
Limb
MOVING HOME



17 Mill Rise, Swanland, East Yorkshire, HU14 3PN

- 📍 Attractive Detached House
- 📍 Viewing Recommended
- 📍 Four Good Bedrooms
- 📍 Lounge, Dining, Conservatory
- 📍 Kitchen, Utility
- 📍 C/Heating & D/Glazing
- 📍 Sought after Location
- 📍 EPC = D

£325,000

INTRODUCTION

We are delighted to offer for sale this very well presented four bedroomed detached house which stands in the desirable street scene of Mill Rise, situated to the western side of the village. Viewing is recommended to appreciate the layout and appeal of this lovely home which is ideal for a family. The accommodation has the benefit of central heating, uPVC double glazing and briefly comprises an entrance porch and hallway, attractive lounge, dining room, conservatory, fitted kitchen, utility and downstairs W.C. At first floor are four good bedrooms served by a contemporary shower room. Outside, the gardens have been well cared for over the years providing many areas of interest. A block set driveway provides parking and access to the garage.

LOCATION

The property is located on Mill Rise which leads directly off Mill Road or Westfield Lane to the west of the village. It is conveniently placed a short distance from Swanland's picturesque village centre where a number of shops can be found including a convenience store/post office, doctor's surgery, chemist, butcher's and public house. There are a number of amenities and recreational facilities such as tennis and bowls clubs. The village also has a well reputed junior/primary school with secondary schooling at nearby South Hunsley School in Melton. There is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge and the national motorway network to the west. There is a regular bus service to the village and a mainline railway station at Brough which lies a few miles away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE HALL

An attractive hallway with staircase leading to the first floor off.



INNER HALLWAY

An inner hallway has some bespoke fitted cupboards and a door opening through to the kitchen.

LOUNGE

18'0" x 12'0" approx (5.49m x 3.66m approx)

A spacious room having as it's focal point a marble fireplace housing a living flame gas fire. Window to front elevation. Sliding doors opening to:



ALTERNATIVE VIEW



DINING ROOM

11'7" x 10'0" approx (3.53m x 3.05m approx)

Access to the kitchen and double doors leading through to the conservatory.



CONSERVATORY

11'5" x 9'5" approx (3.48m x 2.87m approx)

Overlooking the rear garden and with double doors leading out.



KITCHEN

16'3" x 9'3" approx (4.95m x 2.82m approx)

Having an extensive range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer, integrated oven, microwave, five ring gas hob with filter hood above, dishwasher, and fridge. Tiling to the floor, windows to both rear and side.



UTILITY

9'0" x 5'1" approx (2.74m x 1.55m approx)

With plumbing for an automatic washing machine and space for further appliances, wall mounted gas fired Ideal central heating boiler, external access door to rear and internal door through to the garage.

W.C.

With low level W.C, and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

10'0" x 13'8" approx (3.05m x 4.17m approx)

Upto face of fitted wardrobes having sliding fronts. Window to front elevation.



BEDROOM 2

10'1" x 12'3" approx (3.07m x 3.73m approx)

Upto face of fitted wardrobes having sliding fronts. Window to rear elevation.



BEDROOM 3

9'3" x 9'0" approx (2.82m x 2.74m approx)

Window to rear elevation.



BEDROOM 4

9'10" x 9'2" approx (3.00m x 2.79m approx)
With window to front elevation, fitted single bed.



SHOWER ROOM

A contemporary shower room comprising a shower area with glazed partition, fitted furniture with inset wash hand basin and concealed flush W.C, unit with granite surface, mirror above and toiletries cupboard. Tiling to the walls.



OUTSIDE

A block set driveway provides parking complemented by a lawned garden and mature shrubbery. The garage has an automated up and entry door and a power and light supply installed. There is an attractive rear garden incorporating a shaped lawn and well stocked borders.



REAR VIEW OF THE PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

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.

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 APPOINTMENT

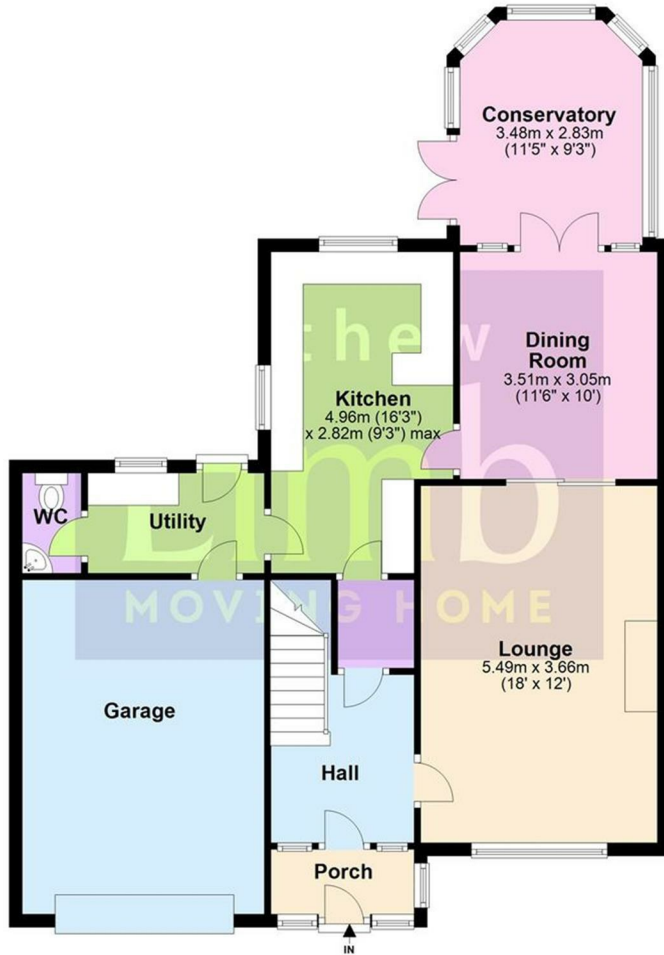
TIMEDAY/DATE

SELLERS NAME(S)



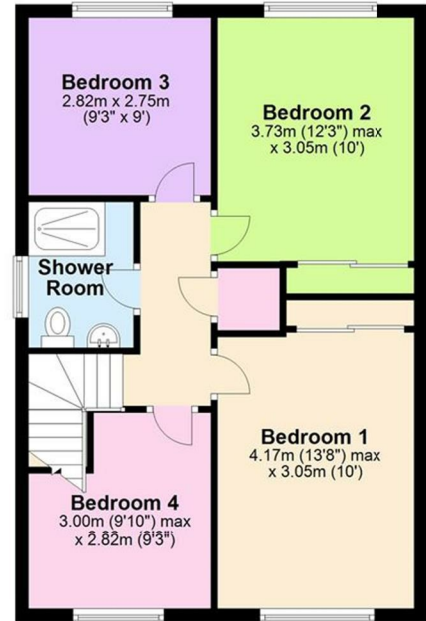
Ground Floor

Approx. 92.6 sq. metres (996.3 sq. feet)




First Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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