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Limb
MOVING HOME



79 Main Street, Swanland, East Yorkshire, HU14 3QP

📍 Traditional Semi-Detached

📍 Significantly Extended

📍 Ideal Family Home

📍 Council tax Band = D

📍 4 Beds / 2 Baths

📍 Superb Open Plan Kitchen

📍 Large Rear Garden

📍 Freehold / EPC = D

£440,000

INTRODUCTION

Enjoying an elevated position, set back from Main Street is this traditional and significantly extended semi-detached house, situated close to the village centre and the well renowned primary school. Somewhat deceptive from the front, the double height rear extension helps provide spacious and well balanced accommodation, making this an ideal choice for the growing family. A particular feature is the stunning open plan kitchen with central island. The kitchen links through to the sitting room/snug with log burner, ideal for those cosy winter nights. There is a separate lounge to the front, practical utility room and downstairs cloaks/W.C. Upon the first floor are four bedrooms, three of which are doubles served by a superb contemporary bathroom with walk-in shower and free standing oval bath. Bedroom 1 has the benefit of en-suite shower room. Outside, a block set driveway extends to the front providing good parking and access onwards to the single garage. The rear garden extends to approx. 150ft and is mainly lawned, complemented by a patio area and a summerhouse with power, ideal as a home office or studio etc. Mature borders provide much seclusion.

LOCATION

Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

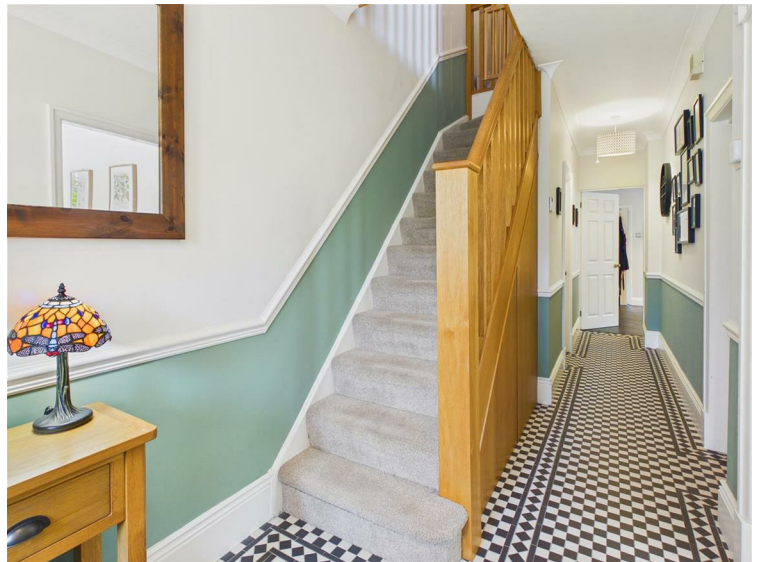
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The accommodation is significantly extended and covers two floor. A residential entrance door with beautiful stained glass glazing and matching surround opens to the hallway.

ENTRANCE HALLWAY

There is an attractive tiled floor and the staircase has an oak detailed balustrade.



CLOAKS/W.C.

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

LOUNGE

Front facing with a deep bay window and further window to side. Feature fire surround with cast fireplace.



SITTING ROOM/SNUG

A log burner is inset to the brick faced chimney breast. Window to side elevation. This room has a wide opening through to the open plan breakfast kitchen.



BREAKFAST KITCHEN

Beautifully appointed with an extensive range of contemporary high glass fronted unit, complimented by quartz work surfaces and an island unit. Features include an undercounted sink with drainer, integrated twin NEFF slide and hide ovens, and AEG induction hob with built-in vacuum extractor, larder fridge, dishwasher and wine chiller. An ideal room for ideal family life. Windows to both side and rear elevations.



UTILITY ROOM

With fitted units, plumbing for automatic washing machine and space for further appliances. Wall mounted Ideal gas fired central heating boiler. Door to rear patio.

FIRST FLOOR

LANDING

A spacious landing with an array of fitted cupboards.



BEDROOM 1

Fitted wardrobes with sliding doors. Window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising corner shower cubicle with hand-held and rain-head shower system. Wash hand basin with cabinet, low level W.C. Tiling to the floor



BEDROOM 2

Bay window to front elevation, further window to side.



BEDROOM 3

Brick faced chimney breast with decorative period fireplace flanked by windows to either side.



BEDROOM 4

Window to front.



BATHROOM

With stylish suite comprising an elegant free-standing oval shaped bath, separate shower area with handheld and rainhead shower system, wash hand basin with cabinet, low level W.C.. Tiled floor, heated towel rail.



OUTSIDE

A block set driveway extends to the front providing good parking and access onwards to the single garage. The rear garden extends to approx. 150ft and is mainly lawned, complemented by a patio area and a summerhouse with power, ideal as a home office or studio etc. Mature borders provide much seclusion.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

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?

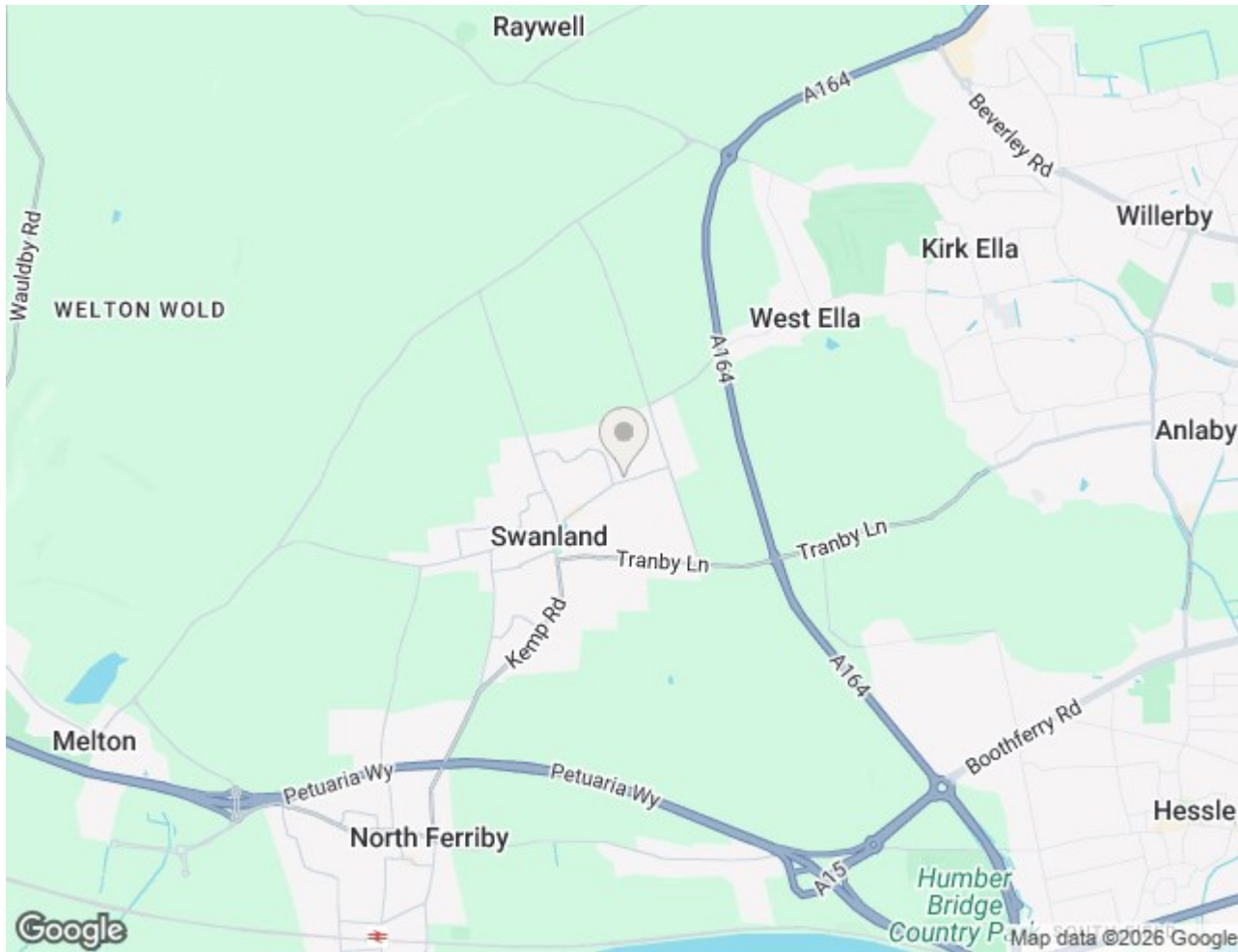
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

HEATING

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

GLAZING

The property has the benefit of uPVC double glazing.



Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



Total area: approx. 148.0 sq. metres (1593.4 sq. feet)
79 Main Street, Swanland



