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**Limb**  
MOVING HOME



*53 Mill Rise, Swanland, East Yorkshire, HU14 3PN*

- 📍 Detached Dormer House
- 📍 Stunning Open Plan Living
- 📍 4 Beds / 2 Baths
- 📍 Council Tax Band =
- 📍 Underfloor Heating
- 📍 South Facing Garden
- 📍 Garage and Extensive Parking
- 📍 Freehold / EPC =

**£460,000**

## INTRODUCTION

This immaculately presented detached house provides flexible, contemporary accommodation finished to an exacting standard. The ground floor features underfloor heating throughout, comprising a spacious entrance hall with cloakroom, a large double bedroom, and a useful utility room. The heart of the home is the open-plan living kitchen, featuring a central island with breakfast bar and integrated appliances. This space connects to a large living room, where two sets of bi-folding doors open to the rear garden. The first floor hosts three further double bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

To the front, an extensive driveway provides parking for multiple vehicles and leads to a single garage with an automated roller door. The south-facing rear garden is designed for ease of maintenance, featuring a large patio area adjoining the house and an artificial lawn.

## LOCATION

Mill Rise is a popular residential street scene which runs between Westfield Lane and Mill Road, Swanland. 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

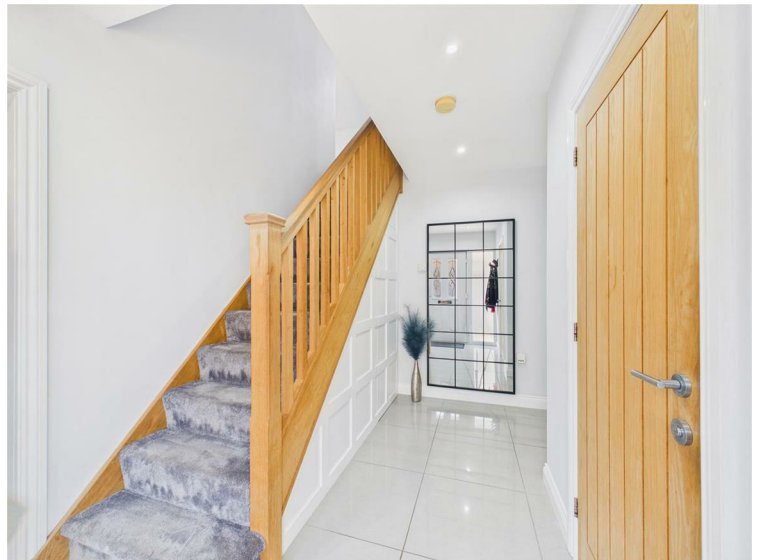
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



## ENTRANCE HALLWAY

With tiled floor and staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with was hand basin.



## OPEN PLAN LIVING KITCHEN

A stunning space to the rear of the property featuring an extensive range of hi gloss units with laminate worktops and matching central island with breakfast bar peninsular. There is a one and a half bowl sink and drainer with mixer tap and boiling water tap, NEFF oven, combination microwave oven, induction hob with filter above, two warming drawers and a larder fridge and freezer. Tiled floor, inset spot lights and two skylights plus a window to rear. There is ample space for living/dining plus a feature media wall. The space is open plan through to the living room.

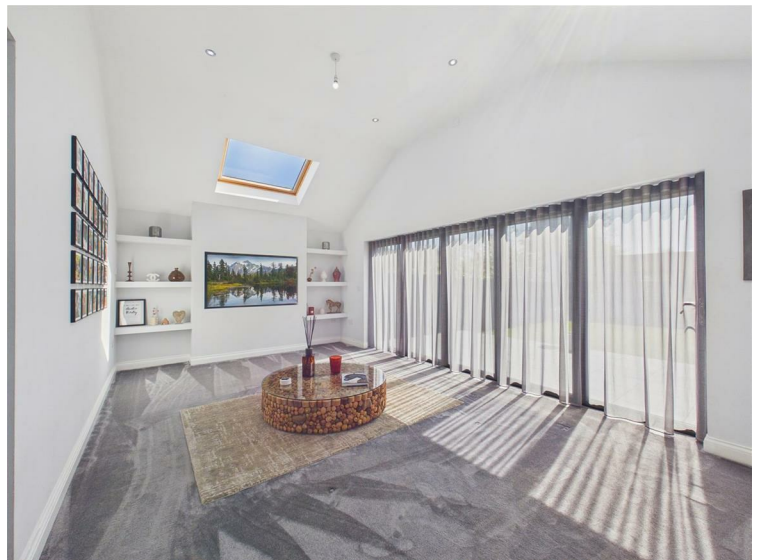


*KITCHEN AREA*



## LIVING ROOM

With feature media wall with shelving to alcoves. Two sets of bi-folding doors lead out to the south facing rear garden.





### *UTILITY ROOM*

with fitted units, plumbing for a washing machine and dishwasher, space for dryer, tiled floor and external access door to rear.



*GROUND FLOOR BEDROOM*

With windows to the front elevation.



*FIRST FLOOR*

*LANDING*

With Velux to side elevation.

## BEDROOM 1

With window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to side.



## BEDROOM 2

With walk in wardrobe and window to rear.



## BEDROOM 3

With built in storage and window to side.



## BATHROOM

With suite comprising a bath with rainhead shower and screen, vanity unit with wash hand basin, low flush W.C., heated towel rail, inset spot lights, storage cupboard and window to side.



## OUTSIDE

To the front, an extensive driveway provides parking for multiple vehicles and leads to a single garage with an automated roller door. The south-facing rear garden is designed for ease of maintenance, featuring a large patio area adjoining the house and an artificial lawn.



## *REAR VIEW*



## *HEATING*

The property has the benefit of underfloor heating to the ground floor and radiators to the first floor.

## *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 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*

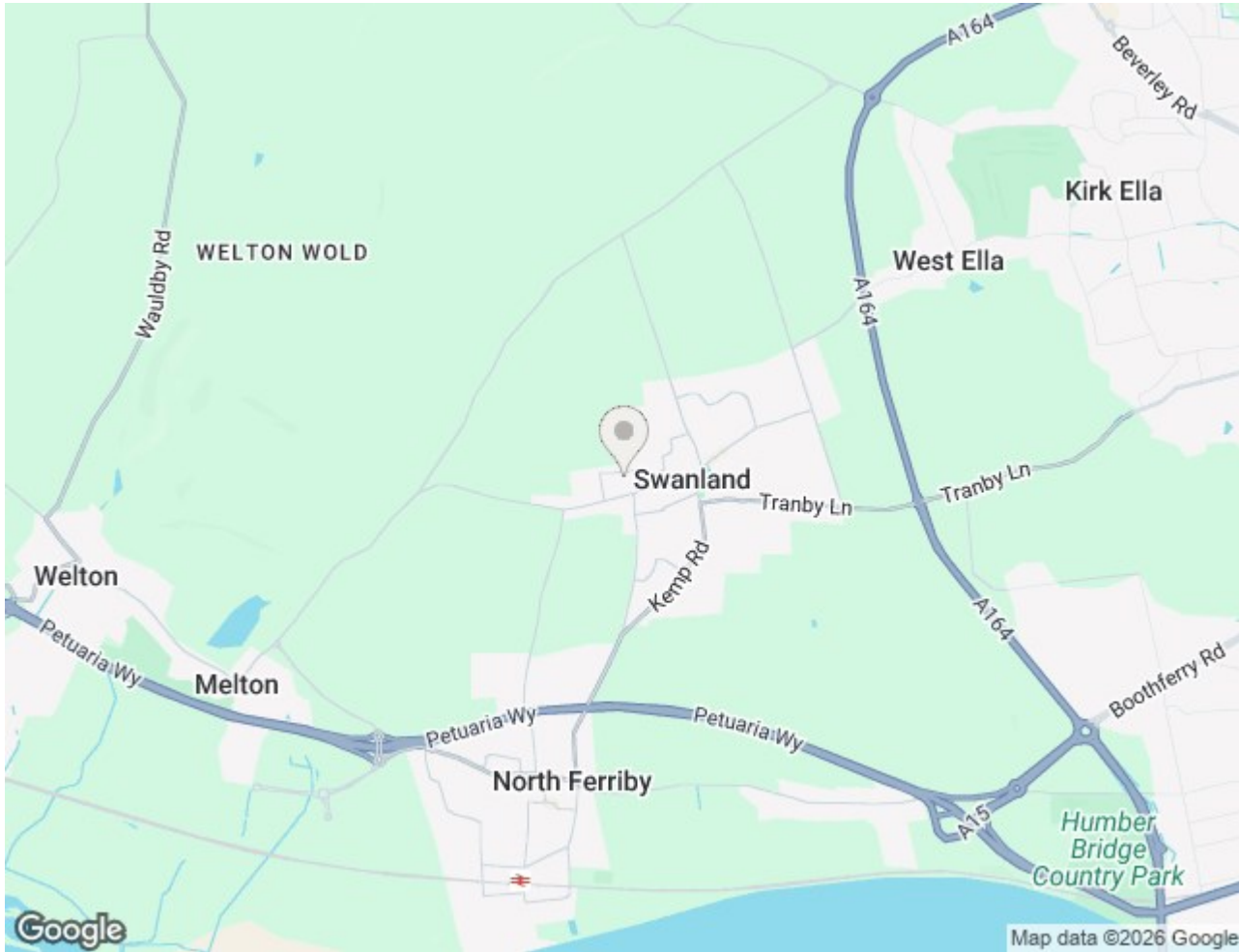
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

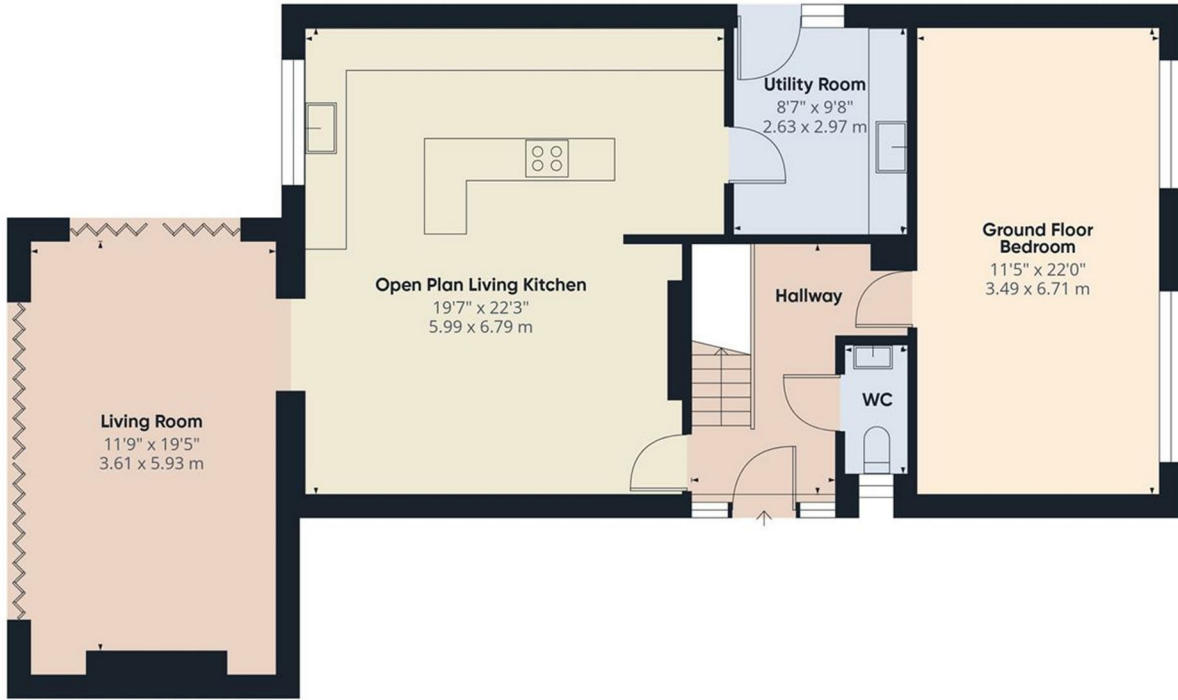
### *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will 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. AI may have also been used to enhance photography.

### *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.





Floor 0

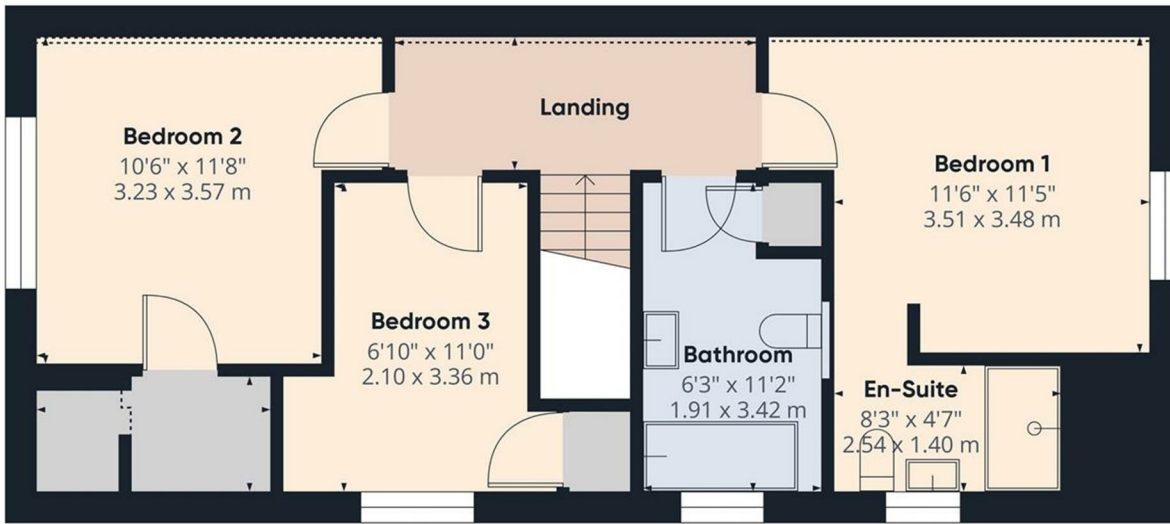


Approximate total area<sup>m</sup>  
1118 ft<sup>2</sup>  
103.9 m<sup>2</sup>

(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.

GIRAFFE360



Floor 1



**Approximate total area<sup>m</sup>**  
585 ft<sup>2</sup>  
54.4 m<sup>2</sup>


**Reduced headroom**  
20 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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