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**Limb**  
MOVING HOME



*21 On Hill, Swanland, East Yorkshire, HU14 3NQ*

- 📍 Stunning Det Property
- 📍 Fabulous Leisure Room
- 📍 Prime Location
- 📍 Freehold/EPC = C

- 📍 Contemporary Living
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = F
- 📍

**£725,000**



## INTRODUCTION

This stunning and individual detached house is located in the sought after cul-de-sac of On Hill off Tranby Lane and occupies a good sized plot with private garden and a fabulous detached leisure room. Ideal for a family the property has been significantly extended and enhanced by the current owners to afford the very best of modern living. The property is approached across an attractive under croft porch which leads to the hallway. The spacious accommodation includes a superb lounge, fitted study and open plan in style is the contemporary kitchen with an extensive range of fitted units leading into the day room and dining area opening out to the rear terrace. There is also a separate utility room and WC. At first floor are a series of four double bedrooms with the main having the benefit of an ensuite facility plus there is a stylish family bathroom. The property occupies a good sized plot with mature borders providing much seclusion. A twin entrance driveway is block set and provides parking to either side of the house together with access to the tandem length garage. To the rear of the house extends a beautiful paved terrace with lawns beyond. There is a detached building (ex double garage) converted into a fabulous leisure room which would also be ideal as a gym or work from home space. In all an extremely appealing property and early viewing is strongly recommended.

## LOCATION

The property is situated upon the highly regarded cul-de-sac of On Hill, home to many distinctive individual properties situated off the prestigious Tranby Lane. 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 primary/junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is available to the A63 which 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

An attractive under croft porch leads to the residential entrance door opening to:



## ENTRANCE HALLWAY

A spacious central hallway with wood flooring and a staircase leading up to the first floor.



## LOUNGE

21'2" x 15'5" approx (6.45m x 4.70m approx)

A beautifully proportioned room with bow window to front and double doors leading out to the rear terrace. The focal point of the room is a stunning feature limestone fire surround housing a log effect gas fire.



## STUDY

10'5" x 7'9" approx (3.18m x 2.36m approx)

Extensively fitted with cupboards, drawers and desk.



## DAY ROOM/DINING ROOM

21'10" x 15'5" approx (6.65m x 4.70m approx)

Reducing to 10'10". This stunning open plan space also leads through to the kitchen. The day room flows through to the dining area which has a part vaulted ceiling with automated Velux windows and two pairs of double doors leading out to the rear terrace.





## KITCHEN

21'2" x 11'5" approx (6.45m x 3.48m approx)

This stunning kitchen has a range of high gloss fronted units with quartz work surfaces. There is an induction hob with extractor hood over, double oven, dishwasher, wine chiller, one and a half sink unit and housing for an American style fridge freezer. There is a breakfast bar peninsular, tiling to the floor, under floor heating and windows to both front and side elevations.



## UTILITY ROOM

With sleek fitted units, quartz tops, under counter sink and mixer tap, plumbing for automatic washing machine and space for dryer. Tiling to floor, door to rear.

## WC

With low level WC and wash hand basin.

## FIRST FLOOR

## LANDING

## BEDROOM 1

15'8" x 15'5" approx (4.78m x 4.70m approx)

Having a range of fitted wardrobes, drawers and dressing table, window to front elevation.



## ENSUITE SHOWER ROOM

With low level WC, wash hand basin and shower enclosure, tiling to the walls and floor, under floor heating, heated towel rail.



## BEDROOM 2

16' x 13' approx (4.88m x 3.96m approx)

With window to front elevation. There is a very useful walk-in wardrobe situated off.



## BEDROOM 3

15'8" x 11'4" approx (4.78m x 3.45m approx)

Window to front elevation, deep wardrobe to one corner.



## BEDROOM 4

14'5" x 8'8" approx (4.39m x 2.64m approx)

Window to rear elevation, deep storage cupboard to one corner.





## BATHROOM

With stylish suite comprising low level WC, wash hand basin, bath with shower over and screen, tiling to the walls and floor, under floor heating, heated towel rail.



## OUTSIDE

A mature laurel hedge extends to the front boundary of the property with a twin entrance driveway being block set which swings in front of the property providing great parking and access to the garage. To the rear house lies a very private garden area with mature evergreen borders. Directly to the rear of the house is a beautiful paved terrace with a lawn stretching out beyond.





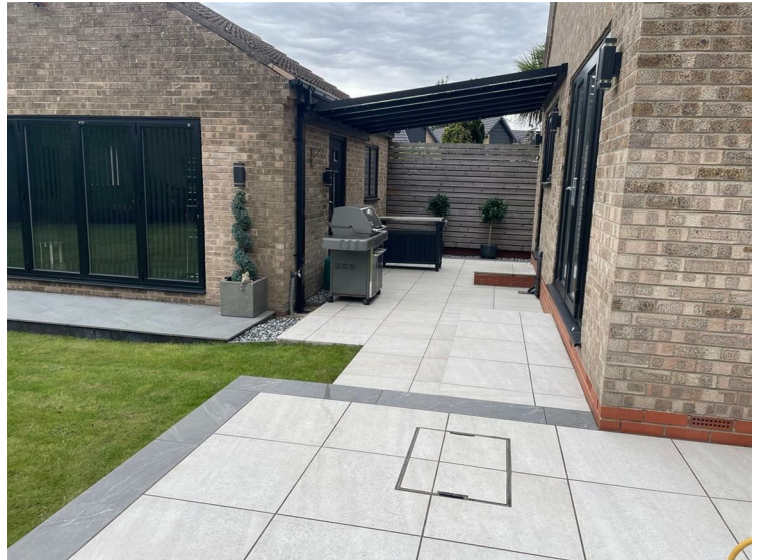
## REAR VIEW OF PROPERTY



## LEISURE ROOM

18'4" x 18'3" approx (5.59m x 5.56m approx)

An aluminium framed canopy connects the house with the Leisure Room, keeping you dry as you enter. This superb room (ex double garage) is currently used as a leisure room and has bi-folding doors leading out to the garden, wall mounted TV point, power and light supply installed. This space would also be ideal as a gym or work from home space.





## *GARAGE*

27'5" x 9'7" approx (8.36m x 2.92m approx)

A tandem length garage with automated roller entrance door and with double doors out to the rear terrace.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

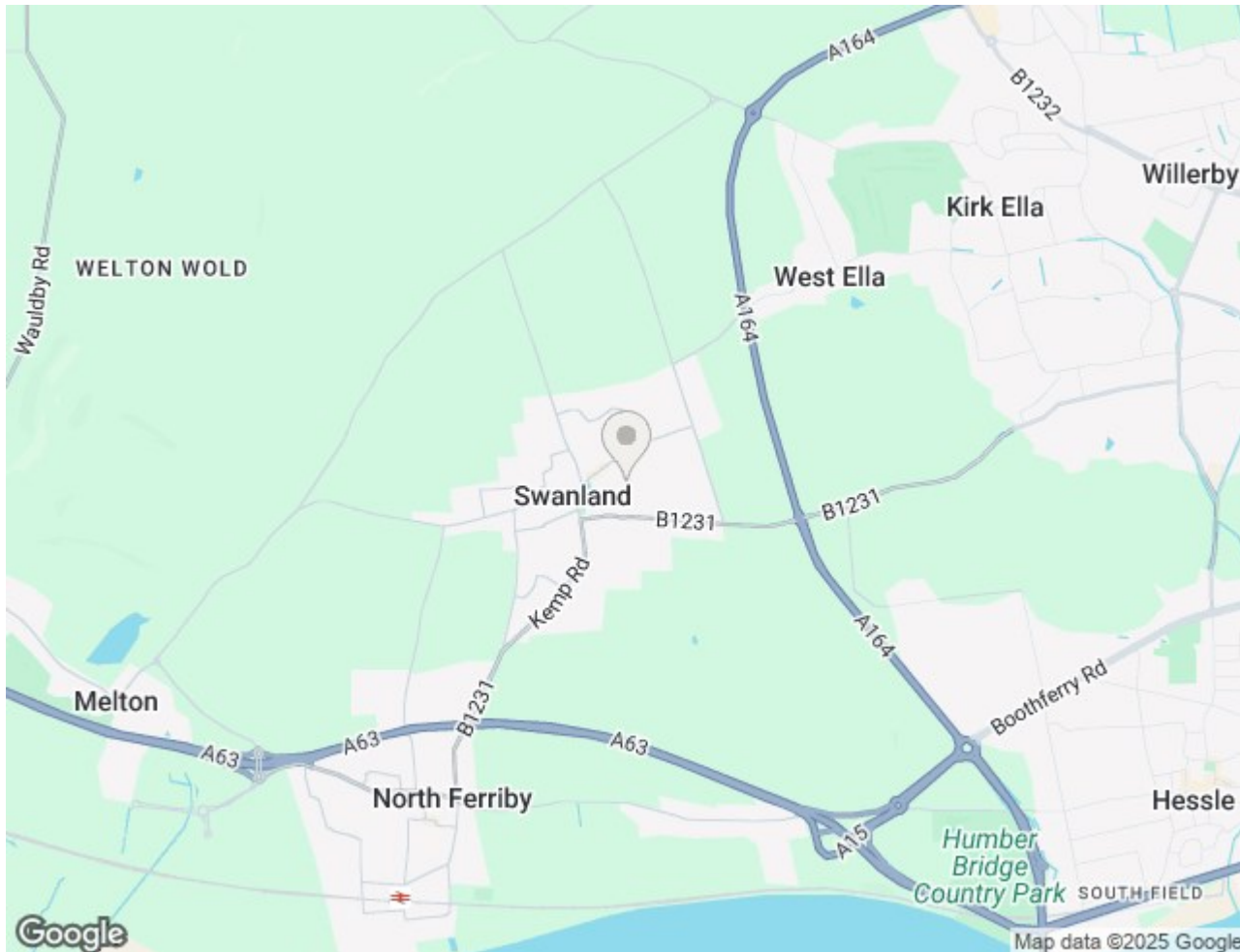


## PHOTOGRAPH DISCLAIMER

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.



**Ground Floor**  
Approx. 173.5 sq. metres (1867.9 sq. feet)




**First Floor**  
Approx. 94.7 sq. metres (1019.2 sq. feet)



Total area: approx. 268.2 sq. metres (2887.1 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	