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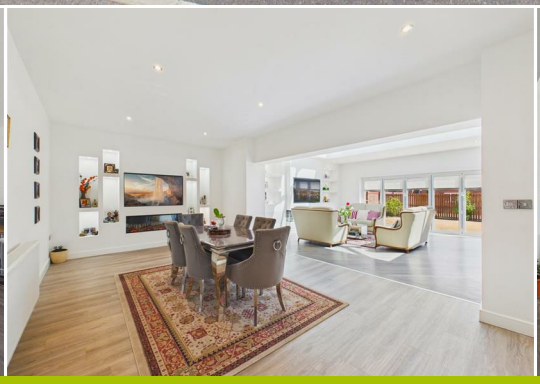
Limb
MOVING HOME



# *1 Binnington Close, Swanland, East Yorkshire, HU14 3SF*

- Five Double Bedrooms
- Parking For Six Vehicles
- Stunning Open Plan Kitchen
- Council Tax Band = G
- No Onward Chain
- Double Garage
- Four Bath/Shower Rooms
- Freehold / EPC = B

***£750,000***

## INTRODUCTION

An exceptional five bedroom detached family home offering spacious and beautifully appointed accommodation, substantially extended to create an outstanding open plan living kitchen at the heart of the property. The extension provides clearly defined kitchen, dining and sitting areas, with the sitting room enjoying underfloor heating, a striking lantern roof light and bi-folding doors opening onto the rear garden.

The well-planned accommodation briefly comprises a welcoming entrance hallway, generous lounge, study, cloakroom/W.C. and the impressive open plan living kitchen incorporating a spacious sitting area. An additional ground floor shower room further enhances the flexibility of the layout. At first floor level there are five double bedrooms, two with en-suite shower rooms, together with a family bathroom.

Outside, lawned gardens extend to the front, while a double width driveway provides parking for up to six vehicles and leads to the double garage. The enclosed rear garden is predominantly laid to lawn with a paved patio and well-defined brick wall and fenced boundaries.

## LOCATION

Forming part of the Swanland Grange development by Bellway Homes, Binnington Close is situated off Reckitt Drive, 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

Spacious and welcoming with staircase leading up to the first floor and useful storage cupboard.

## CLOAKS/W.C.

With low flush W.C., wash hand basin, half tiling to walls, tiled floor and inset spot lights.

## LOUNGE

With window to the front elevation.

## STUDY

With window to the front elevation.

## OPEN PLAN KITCHEN

An outstanding open plan living space extending across the rear of the property, incorporating clearly defined kitchen, dining and sitting areas. Designed with modern family living in mind, the space enjoys views over the rear garden with bi-folding doors opening directly onto the patio.

## KITCHEN AREA

Fitted with a comprehensive range of contemporary base and wall units with complementary work surfaces incorporating a double ceramic sink with shower-style mixer tap. Integrated appliances include an oven, combination microwave oven, five-ring gas hob with extractor hood above, two fridge/freezers and a dishwasher.

## DINING AREA

A generous dining area featuring a contemporary media wall with inset electric fire, providing ample space for both everyday family dining and entertaining. Open plan through to the adjoining sitting area.

## SITTING AREA

A spacious sitting area with a lantern roof light and bi-folding doors opening onto the rear garden. The room also features Karndean flooring with underfloor heating, a contemporary media wall with inset electric fire and an internal door to the double garage.

## SHOWER ROOM

With walk in shower and vanity unit with wash hand basin and shower style mixer tap. Inset spot lights and window to side.

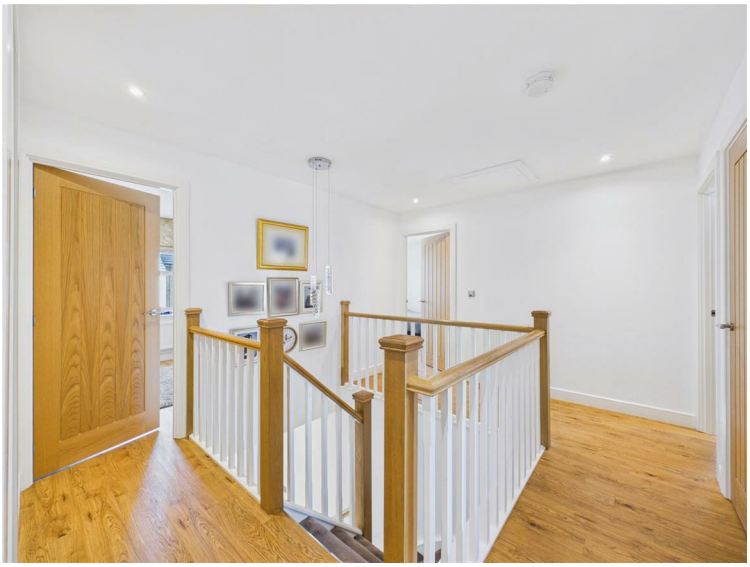
## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and wall mounted gas central heating boiler. External access door to side.

## FIRST FLOOR

## LANDING

With cylinder cupboard and loft access hatch.



## BEDROOM 1

With fitted wardrobes, inset spot lights and window to the front elevation.

## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, tiled floor, heated towel rail, inset spot lights and window to side elevation.

## BEDROOM 2

With fitted wardrobes and window to the front elevation.

## EN-SUITE SHOWER ROOM

With suite comoprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, part tiling to walls, inset spot lights and window to side elevation.

## BEDROOM 3

With mirror fronted wardrobes, isnet spot lights and window to the rear elevation.

## BEDROOM 4

With fitted wardrobes, inset spot lights and window to the rear elevation.

## BEDROOM 5

With inset spot lights and window to the front elevation.

## FAMILY BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, tiled floor, inset spot lights, heated towel rail and window to rear.

## OUTSIDE

Lawned gardens extend to the front, while a double width driveway provides parking for up to six vehicles and leads to the double garage. The enclosed rear garden is predominantly laid to lawn with a paved patio and well-defined brick wall and fenced boundaries.

## REAR VIEW

## HEATING

The property has the benefit of gas central heating and underfloor heating in the sitting room.

## GLAZING

The property has the benefit of uPVC double glazing.

## SERVICE CHARGE

We understand that there is an annual service charge for the maintenance of the communal green spaces and hedges within the development. The cost of this in February 2025 was £134.35. More information is available upon request.

## TENURE

Freehold

## COUNCIL TAX BAND

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

Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Welton
A164
Petuaria Wy
Melton
Boothferry R
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
Welton Waters Activities Centre
Google
Map data ©2026 Google

**Approximate total area**(1)

1823 ft²

169.4 m²

(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.

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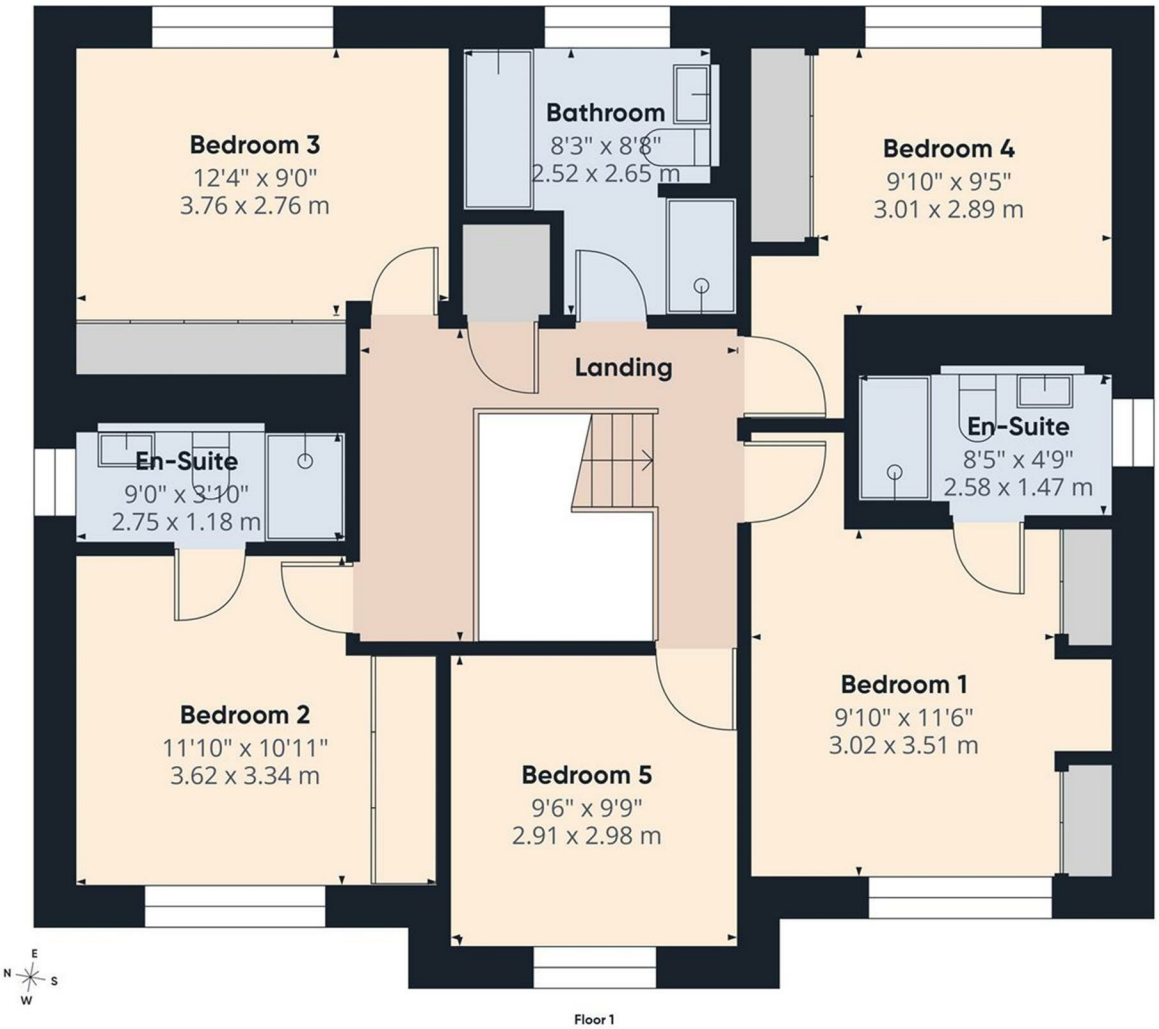


Approximate total area(1)
856 ft²
79.5 m²

(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.

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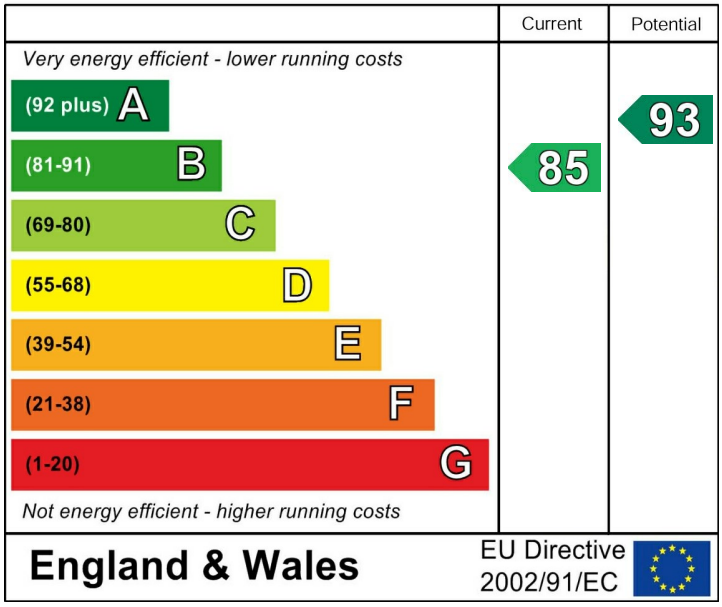
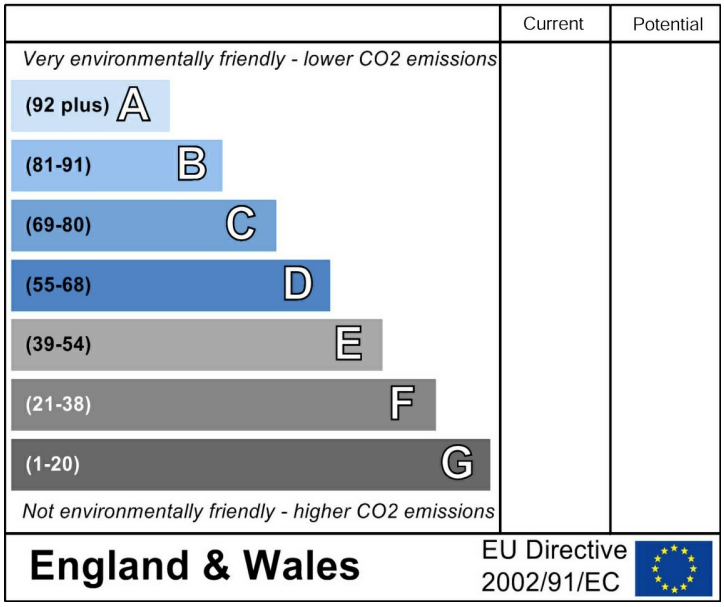
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating