

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*31 Reckitt Drive, Swanland, East Yorkshire, HU14 3SB*

- 📍 Three Bed, Two Baths
- 📍 Well-equipped kitchen
- 📍 Move-in ready
- 📍 Council Tax Band = C

- 📍 Immaculate condition
- 📍 West-facing garden
- 📍 Off-street parking
- 📍 Freehold/EPC = B

**£259,500**

## INTRODUCTION

Nestled in the highly desirable village of Swanland, this beautifully maintained property offers the perfect move-in ready home. Recently built by Bellway Homes, this semi-detached house features three bedrooms and two bathrooms, providing room for those in need of a little extra space.

Immaculately presented, the property offers two off-street parking spaces to front and gas central-heating throughout with the garden boasting a Westerly aspect, ideal to enjoy evening sun.

Inside, you'll discover stylish touches which subtly enhance the charm and warmth of the property. The lounge presents ample space to unwind and runs through to the sleek and well-equipped kitchen with its matching set of integrated appliances, seamlessly combining comfort, convenience and style.

Take the chance to make this house in Swanland your new home. Get in touch today to schedule a viewing and experience the comfort that this property has to offer!

## LOCATION

Reckitt Drive is situated just off West-Leys Road in the sought after west Hull village of Swanland. As a village, Swanland offers an attractive centre clustered around the picturesque village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

4'04" x 4'05" approx (1.32m x 1.35m approx)

With doors leading to W.C. and:



## LOUNGE

11'00" x 13'07" approx (3.35m x 4.14m approx)

The lounge being the central location in the property, it boasts decorative acoustic wood-slat panelling and a large understairs cupboard. A window to front allows natural sunlight to the room, and stairs give access to the first floor. Rear door opens to:



## KITCHEN/DINING ROOM

15'07" x 11'01" approx (4.75m x 3.38m approx)

Stretching across the rear-width of the property, the room includes a kitchen and space ideally suited for a dining area, both with tiled flooring.

## KITCHEN

The kitchen offers a range of integrated appliances, including a Zanussi oven and microwave, fridge-freezer, dishwasher, four-ring gas hob with extractor fan above and contemporary styled sink & drainer. There is also plumbing and space for a washing machine.



## DINING AREA

With ample room for a dining table and French doors opening to rear patio. Further windows aside doors allow additional light.



## W.C./CLOAKS

3'04" x 5'04" approx (1.02m x 1.63m approx)  
With low-flush W.C. and wash-hand basin with tiled surround.



## FIRST FLOOR

## BEDROOM 1

10'09" x 10'03" approx (3.28m x 3.12m approx)

With window to rear, large storage cupboard and acoustic wood-slat panelling. Door to:



## EN-SUITE

4'06" x 7'11" approx (1.37m x 2.41m approx)

Immaculately presented with rain head walk-in shower, wash-hand basin and low-flush W.C. beneath window to side.



## BEDROOM 2

8'03" x 10'01" approx (2.51m x 3.07m approx)

With window to front, and three-door sliding and fitted L-shaped wardrobe units.



## BEDROOM 3

7'01" x 6'08" approx (2.16m x 2.03m approx)  
With wainscot panelling and window to front.



## BATHROOM

8'03" x 6'05" approx (2.51m x 1.96m approx)  
Including bath with multi-tiled surround, wash-hand basin and W.C. beneath window to side.





## GARDEN

With patio area and a Westerly aspect, ideal to enjoy evening sunshine and entertain guests.



## 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 C. 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

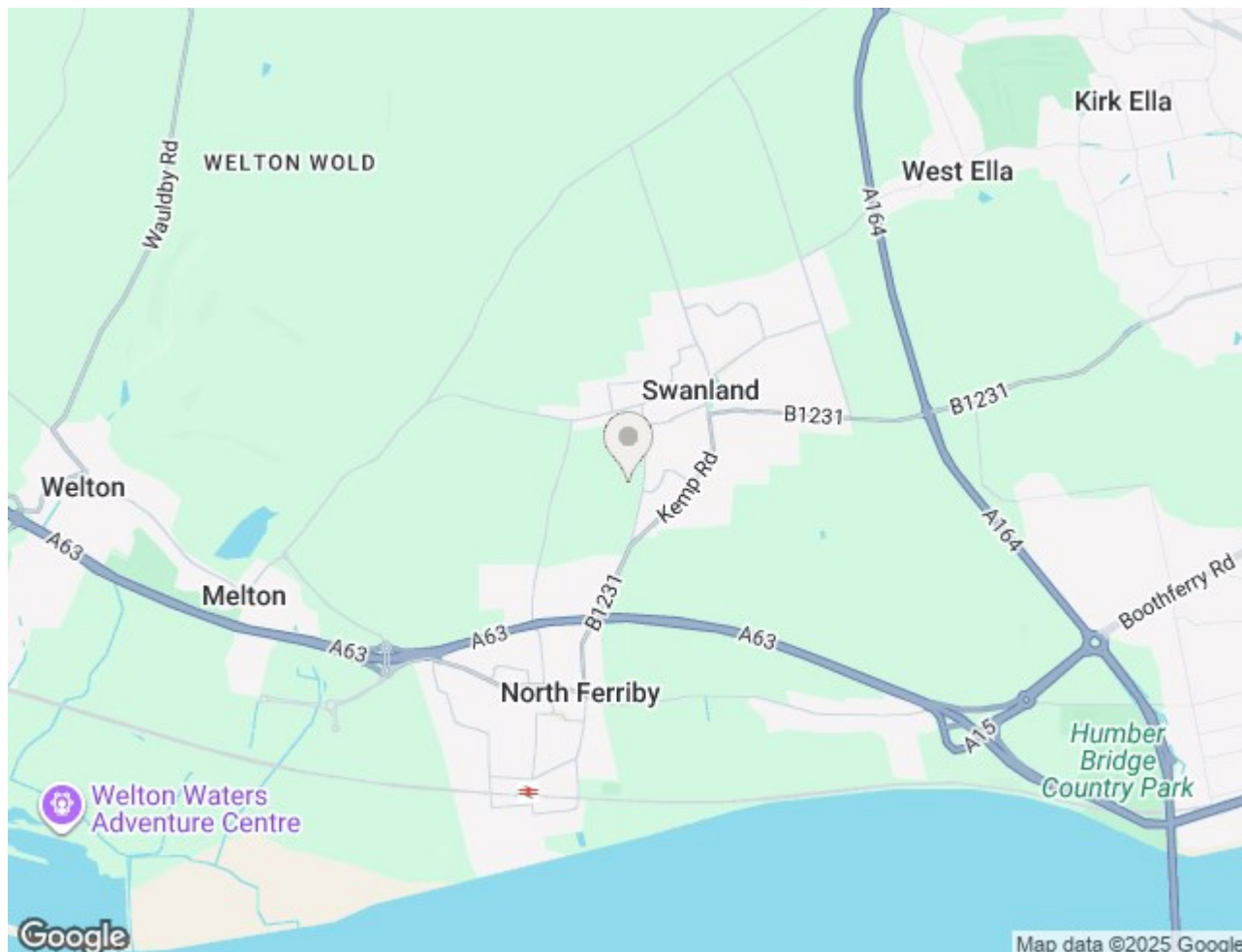
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 36.2 SQ. METRES (389.3 SQ. FEET)




## FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.3 SQ. FEET)



TOTAL AREA: APPROX. 72.3 SQ. METRES (778.6 SQ. FEET)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	