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**Limb**  
MOVING HOME



*1 Northdale Park, Swanland, East Yorkshire, HU14 3RH*

- 📍 Semi-Detached Bungalow
- 📍 South Facing Rear Garden
- 📍 Driveway & Garage
- 📍 Council Tax Band = C

- 📍 Modernisation Potential
- 📍 Spacious Lounge
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

**£223,000**

## INTRODUCTION

Offered for sale with the benefit of no onward chain, this semi-detached bungalow is situated in a quiet position within the sought-after village of Swanland. While the property is perfectly "move-in ready," it offers a wonderful canvas for those looking to add their own personal touch, making it an ideal choice for downsizers or those seeking a creative project.

The heart of the home is the versatile kitchen and garden room. This bright space, featuring sliding patio doors, creates a seamless connection to the outdoors—perfect for enjoying a morning coffee while overlooking the garden. The accommodation is completed by a spacious lounge, an entrance hallway, two bedrooms with fitted furniture and a wet room style shower room.

The exterior has been designed for minimal maintenance, featuring an ornamental garden to the side with gravel and paved areas. A private driveway provides off-street parking and leads to a single garage. A particular highlight is the south-facing rear garden, which features a large paved terrace that enjoys sunlight throughout the day.

## LOCATION

Northdale Park runs off Northfield, Swanland. 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 junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 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

Residential entrance door to:

### ENTRANCE HALL

With storage cupboard.





## LOUNGE

Spacious living room with feature fireplace housing an electric fire and bay window to the front elevation.



## KITCHEN

Fitted with base and wall units, laminate worktops, one and a half bowl sink and drainer with mixer tap, oven, four ring hob with filter hood above, space for undercounter appliances and open plan in style via a concertina sliding door to the garden room. Window to side.



## GARDEN ROOM

Enjoys access via sliding patio doors to the south facing rear garden.



## BEDROOM 1

With fitted furniture including wardrobes, overhead storage and drawers. Patio doors lead through to the garden room.



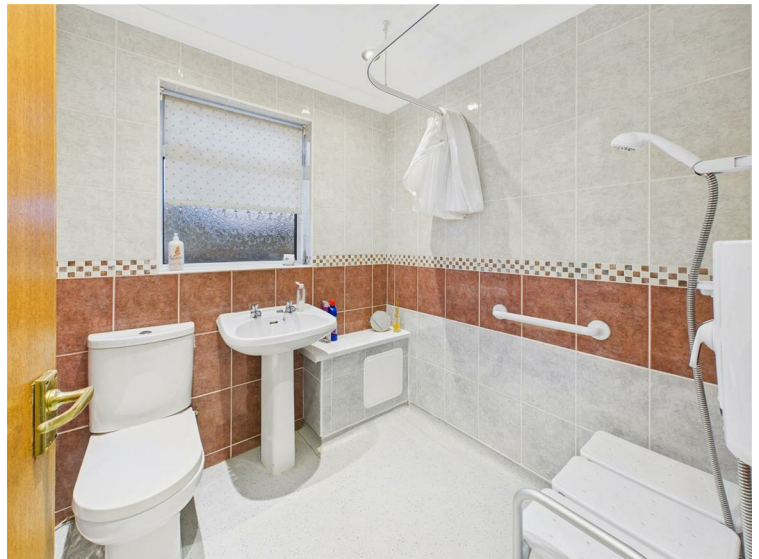
## BEDROOM 2

With built in wardrobe and wall mounted gas central heating boiler. Windows to two elevations.



## SHOWER ROOM

Wet room style shower with electric shower, wash hand basin and low flush W.C. Ladder radiator, tiling to walls and window to side.





## OUTSIDE

The exterior has been designed for minimal maintenance, featuring an ornamental garden to the side with gravel and paved areas. A private driveway provides off-street parking and leads to a single garage. A particular highlight is the south-facing rear garden, which features a large paved terrace that enjoys sunlight throughout the day.



GARDEN TO SIDE



## *GARAGE*



## *HEATING*

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

## *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 C. 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

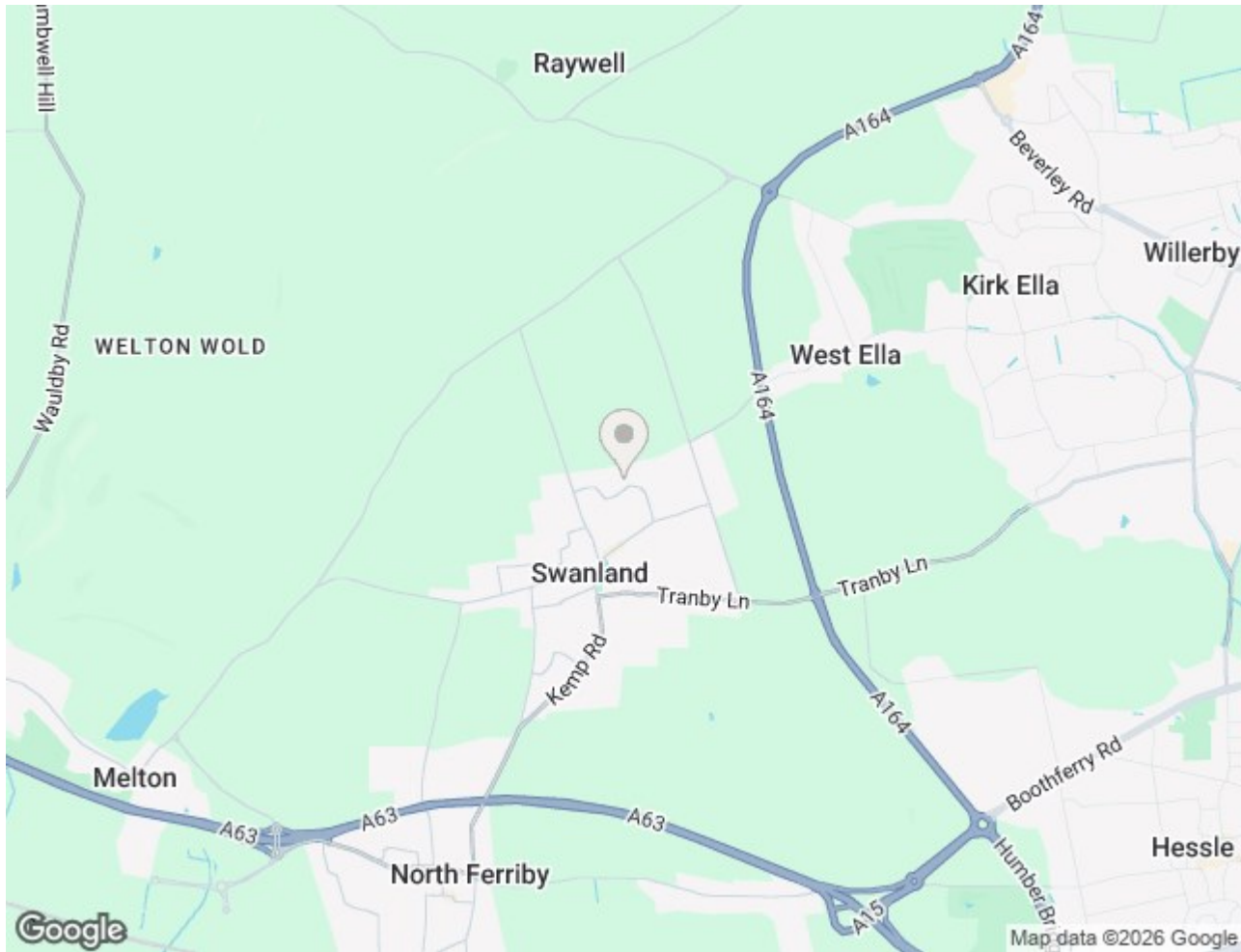
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

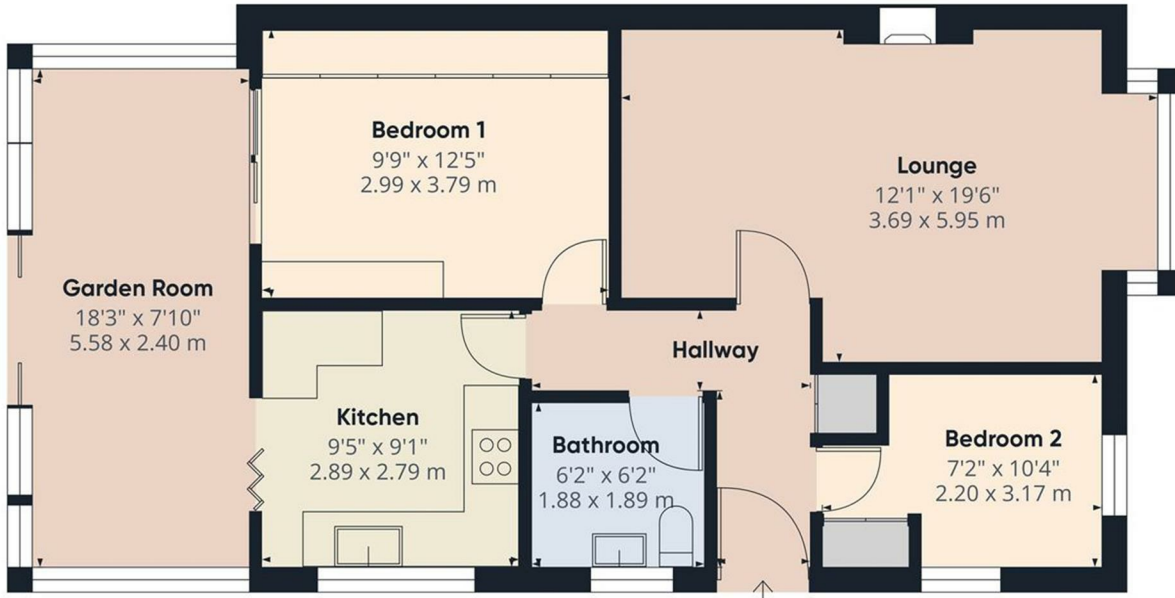
## PHOTOGRAPH DISCLAIMER

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.

## 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.





Approximate total area<sup>m</sup>  
738 ft<sup>2</sup>  
68.6 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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	