

**staniford**  
grays



31 Dale Road, Swanland, HU14 3QH

£195,000

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# 31 Dale Road

Swanland, HU14 3QH

- FULLY RE-MODELLED
- NO ONWARD CHAIN
- OFF STREET PARKING
- 3 BEDROOMS
- CENTRAL SWANLAND POSITION
- EXTENDED LAYOUT
- MODERN PRESENTATION
- PRIVATE WEST FACING GARDEN
- 2 RECEPTION SPACES

MODERNISED AND EXTENDED HOME BEING CENTRALLY LOCATED IN THE DELIGHTFUL VILLAGE OF SWANLAND AND BENEFITTING FROM 3 BEDROOMS.

Ideally suited for applicants looking for generous and affordable 3 bedroom living with the benefit of no onward chain.

A bay fronted reception Lounge leads to an open plan Dining/Reception Area and Kitchen, offering a sizeable space with full garden views and ground floor Shower Room.

To the first floor level the property benefits from three bedrooms with good storage.

Externally a driveway frontage exists with parking for a single vehicle.

Available for immediate inspection and offering ready to move in living.



£195,000



## GROUND FLOOR

### ENTRANCE HALLWAY

Access via composite uPVC double glazed entrance door, with staircase approach leading to first floor level. Opening into...

### RECEPTION LOUNGE

Of an excellent size with oversize walk-in bay window to the front elevation, wall mounted electric fire, suitably sized to accommodate furniture suite, deep understairs storage cupboard. Open plan through to...

### DINING ROOM / RECEPTION TWO

Offering good levels of versatility having previously been used as an informal dining area, but also offers scope for further reception space, internal French doors lead through to...

### KITCHEN

Having been upgraded to a good specification incorporating a range of high gloss wall and base units with contemporary style door furniture, Bosch induction hob, Bosch oven, extractor canopy, integrated Bosch washing machine, Bosch fridge freezer, modern style work surfaces and upstands/splashbacks, Franke 1.5 bowl sink and drainer with mixer tap, uPVC double glazed window to rear garden outlook, access door also. Rear hallway provides access to deep storage cupboard and...

### GROUND FLOOR SHOWER ROOM

Smartly appointed throughout, with double width walk-in shower cubicle, mermaid board splash screening, low flush w.c, inset basin to vanity unit, backlit mirror, heated towel rail.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

Of an excellent size with two uPVC double glazed windows to the front outlook, storage cupboard with overhead locker unit, being of double bedroom proportions with space for freestanding bedroom furniture.

#### BEDROOM TWO

With uPVC double glazed window to rear garden outlook, full bank of sliding wardrobes with a range of storage shelves and dual hanging height rails, of double bedroom proportions.

#### BEDROOM THREE

With uPVC double glazed window to rear.

14'3" x 9'1" (4.35 x 2.77)

11'5" x 9'2" (3.50 x 2.80)

7'5" x 6'9" (2.28 x 2.07)



#### OUTSIDE

Offering an offset roadside position on the popular Dale Road, within the very heart of Swanland village centre, the subject dwelling boasts dedicated off street parking for a single vehicle, with pathway and steps leading up to the property entrance itself. Access is granted to the rear of the property via a walkway and gated access, leading to patio terrace extending from the immediate building footprint and hard landscaped area beyond, in all offering low maintenance and a West facing orientation, with boarded fencing to side and rear perimeter boundaries and additional storage shed also.

#### AGENTS NOTE

The property is smartly appointed throughout having undergone a recent refurbishment and modernisation, with no onward chain. Viewing is available through the sole selling agent Staniford Grays.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- [Stanifords.com](http://Stanifords.com) Tel: (01482) 631133

E-mail: [swansales@stanifords.com](mailto:swansales@stanifords.com)

#### WEBSITES

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

#### MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### PROPERTY PARTICULARS-DISCLAIMER

##### PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

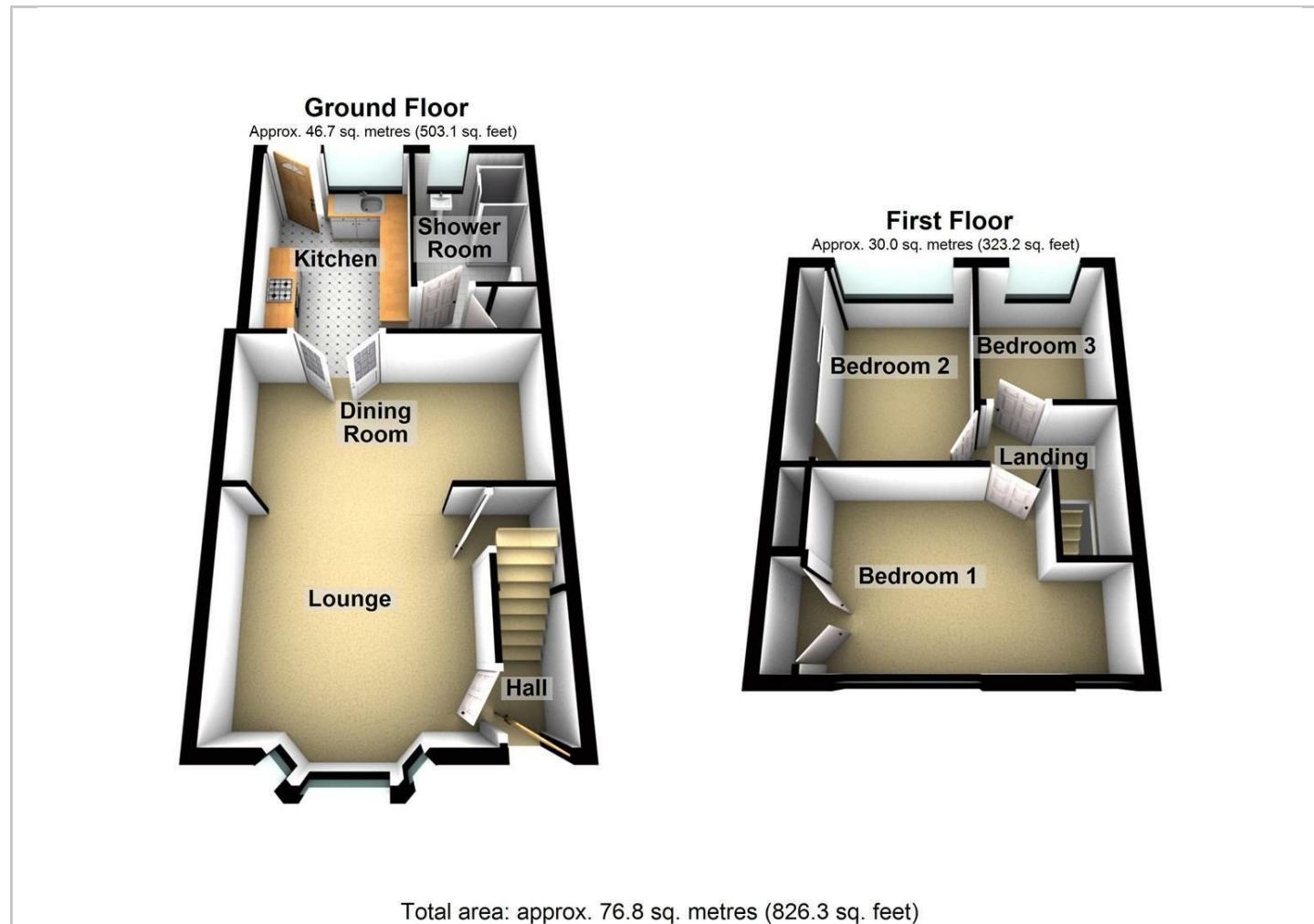
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

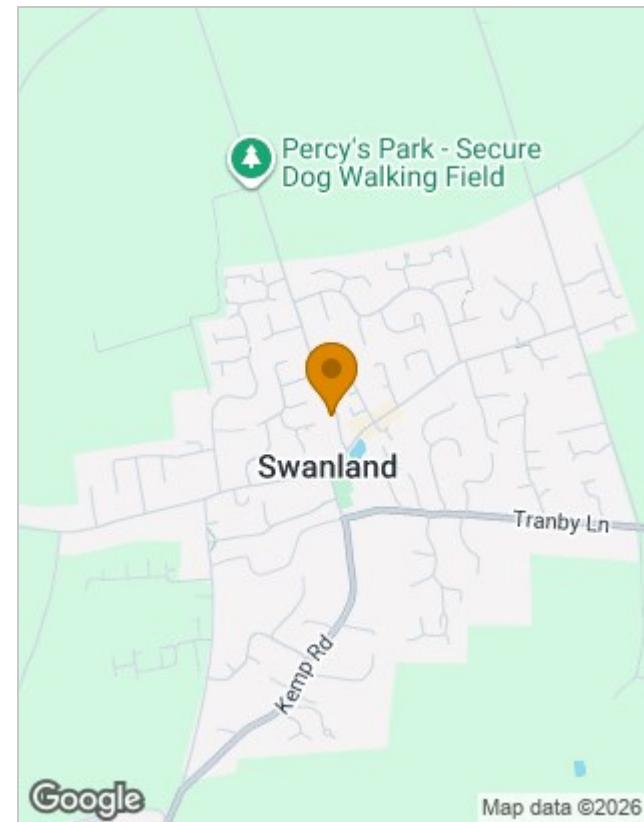
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



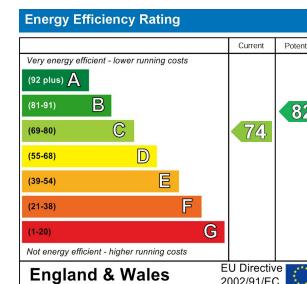
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.