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43 Wauldby View, Swanland, HU14 3RE

£290,000





# 43 Wauldby View

Swanland, HU14 3RE

- SMARTLY APPOINTED 3 BEDROOM BUNGALOW
- DEDICATED DRIVEWAY AND GARAGE
- READY TO MOVE IN LIVING
- PEACEFUL CUL-DE-SAC SETTING
- PRIVATE GARDENS TO THE REAR
- 3 BEDROOMS
- MODERN STYLING THROUGHOUT
- VIEWING ADVISED

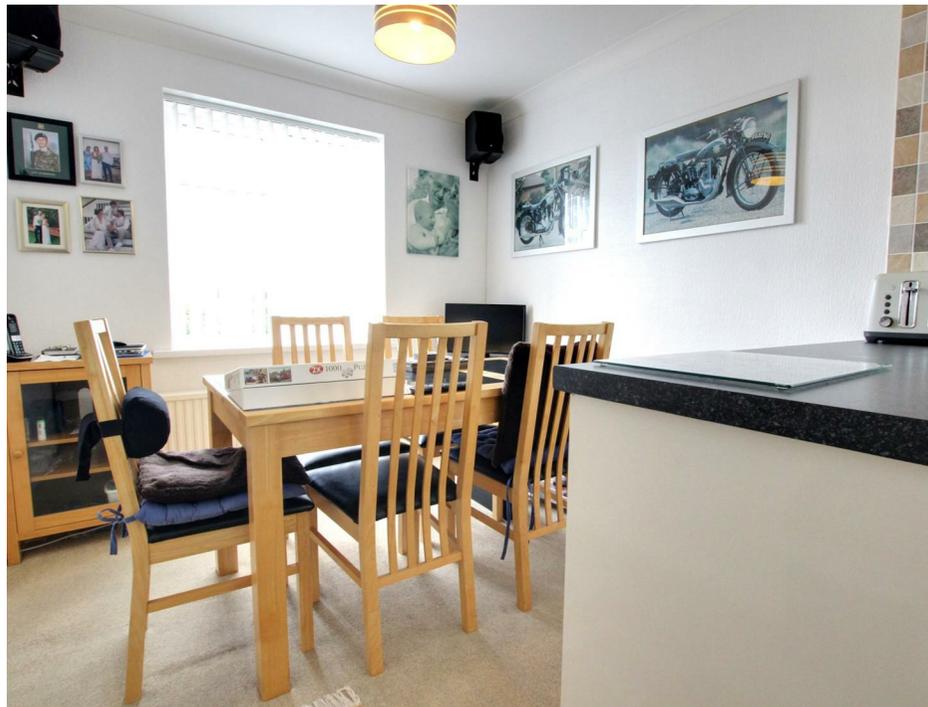
IMMACULATELY APPOINTED AND UPGRADED BUNGALOW WITH PRIVATE FACING GARDENS. VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A STAND OUT READY TO MOVE IN HOME.

Having been cosmetically upgraded internally to provide extended bungalow living, with attention to detail throughout and the benefit of a discreet cul-de-sac setting.

The versatile living accommodation includes; Entrance Hallway, bay fronted Lounge, Breakfast Kitchen and three well-proportioned Bedrooms and Bathroom.

Externally a generous driveway leads to a detached garage with private and enclosed facing rear gardens.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful environment within proximity to the centre of Swanland village.



£290,000



#### ENTRANCE HALLWAY

A welcoming side entrance to this immaculately appointed detached bungalow, accessed via uPVC double glazed entrance door, leading through to inner hallway and reception rooms over the single floor level.

#### RECEPTION LOUNGE

13'6" x 12'7" (4.14 x 3.84)

With a pleasant outlook to the front via an oversize crescent uPVC double glazed window, suitably sized to accommodate furniture suite, a central focal point provided via chimney breast with wall mounted electric fire.

#### BREAKFAST KITCHEN

22'8" x 8'9" (6.91 x 2.69)

An open plan, bright and spacious kitchen area with uPVC double glazed window to the front elevation and personnel access door to side, with a range of neutrally appointed wall and base units with contrasting work surface over, inset 1.5 bowl sink and drainer with feature mixer tap, tiling to splashbacks, undercabinet lighting, breakfast bar return, integrated fridge, space for a number of white goods, range style cooker, plumbing and space for washing machine and tumble dryer. Leads through to...

#### DINING AREA

With uPVC double glazed window to the frontage and space for dining table and chairs.

#### INNER HALLWAY

Providing access to three bedrooms and house bathroom.

#### BEDROOM ONE

13'3" x 8'7" (4.04 x 2.62)

Of double bedroom proportions with sliding wardrobes to one full wall length and uPVC double glazed window to rear.

#### BEDROOM TWO

10'5" x 8'0" (3.18 x 2.44)

Again, boasting double bedroom proportions with fitted storage and uPVC double glazed window.

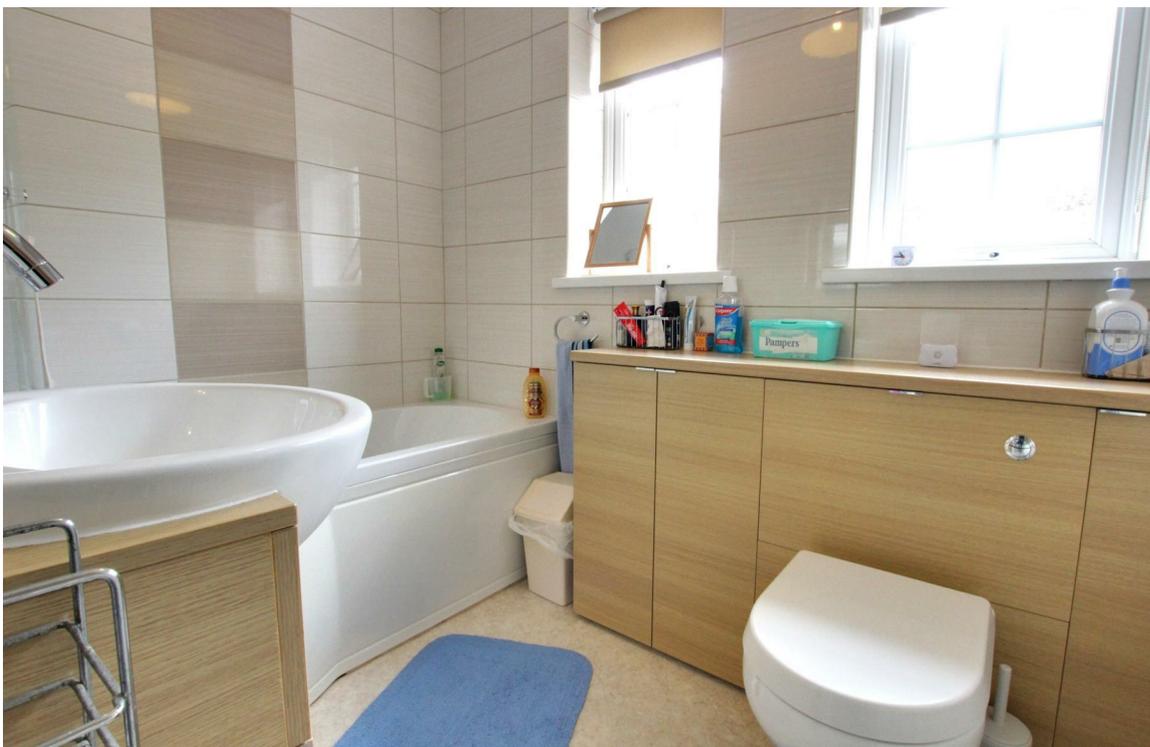
#### BEDROOM THREE

10'4" x 7'8" (3.15 x 2.36)

Of double bedroom proportions, with sliding wardrobes to wall length and uPVC double glazed window.

#### HOUSE BATHROOM

Neutrally appointed with white sanitaryware incorporating concealed cistern low flush w.c, inset basin to vanity unit, panel bath with shower console over and shower screen, feature tiling to full wall splashbacks with feature border inlay, uPVC privacy window to side elevation.



#### **OUTSIDE**

Wauldby View remains conveniently positioned within the delightful village of Swanland. The immediate setting offers a peaceful residential cul de sac position, with the subject dwelling boasting a broad roadside frontage. The driveway leads to the side of the property and a detached garage offering generous storage space, with remote controlled access door, with further hard landscaping to the property frontage offering additional parking provision, with Laurel hedging to the front boundary perimeter also.

Gated access to side with boarded fencing and Privet hedging, leading to rear garden with private aspect, again with hedged perimeters, hard landscaping, patio terrace extending from the building footprint, laid to lawn grass section, feature borders, raised decked area, summerhouse, external tap and light points.

#### **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 'D'.

#### **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 Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk 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.**

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#### **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**

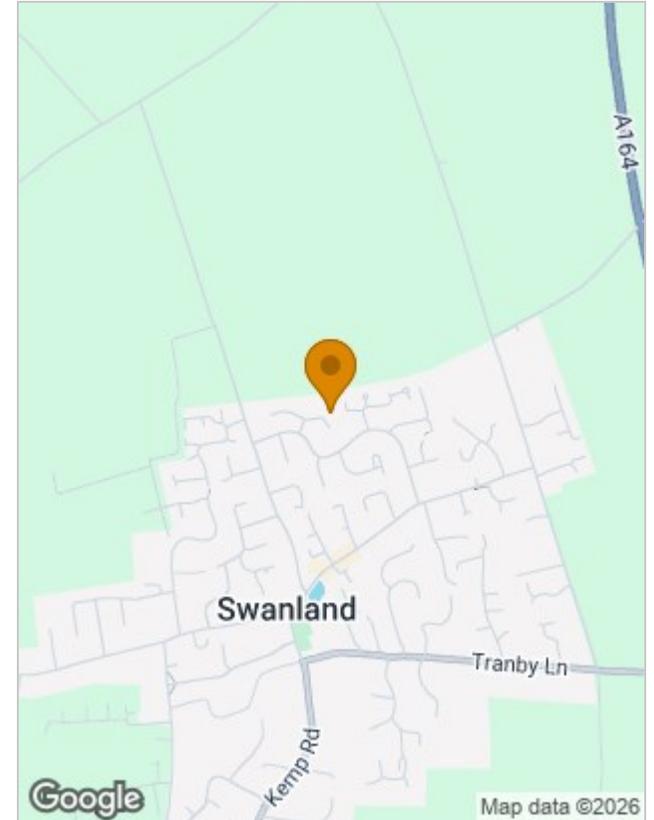
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



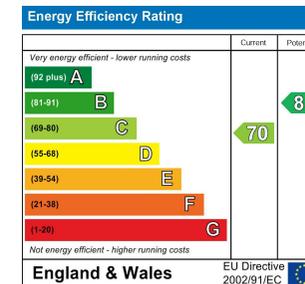
## Floor Plans



## 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.