



38 Manor Road, Swanland, HU14 3PB

£419,950



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- BEAUTIFULLY PRESENTED 3-4 BEDROOM FAMILY HOME
- CUL-DE-SAC POSITION
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- SPACIOUS KITCHEN LOUNGE WITH BIFOLD DOORS
- SPACIOUS REAR GARDEN
- POPULAR WEST HULL VILLAGE LOCATION

Positioned in a quiet cul-de-sac in the sought-after village of Swanland, this beautifully presented 3-4 bedroom family home offers space, style, and a fantastic layout for modern family living. At its heart is a stunning open-plan kitchen and living area, complete with bi-fold doors that open onto a generous, lawned garden—perfect for entertaining or relaxing in the sunshine.

Downstairs also boasts a versatile double bedroom, stylish shower room, and a large utility room with a convenient cloakroom/WC. Upstairs, you'll find two further spacious double bedrooms, a cosy single bedroom currently set up as a home office, and a well-appointed family bathroom.

The rear garden is a true highlight—mainly laid to lawn with a smart patio area that flows effortlessly from the living space, creating the ideal spot for summer BBQs or evening drinks. A warm, welcoming home in a prime location—viewing is highly recommended.



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ENTRANCE HALL

11'0" widest x 10'7" (3.36m widest x 3.23m)
Composite front door with two privacy glass panels, pendant light fitting, luxury vinyl floor and understairs cupboard.

KITCHEN

18'0" x 9'10" (5.51m x 3m)
Wood door with chrome handles, uPVC side door, "Amtico" luxury vinyl flooring, six ceiling spotlights, three island pendant light fittings, two front aspect uPVC double glazed windows. A range of wall and base units, integrated electric oven, fridge freezer, dishwasher, induction Hob with built-in extractor in the island, white quartz marble style worked tops, one and half bowl drainer sink with mixer tap and a contemporary radiator.

LOUNGE AREA

21'2" x 14'4" (6.46m x 4.38m)
Spotlights to ceiling, herringbone Amtico flooring, rear aspect double glazed by folding doors, fireplace with wood surround, gas fire and granite hearth.

BEDROOM ONE

13'11" x 12'10" (4.26m x 3.93m)
Wood door with chrome handles, pendant light fitting, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

UTILITY ROOM

13'9" x 11'0" (4.21m x 3.36m)
Vinyl floor, composite back door with privacy glass panel, ceiling spotlights, rear aspect uPVC double glazed window, stainless steel one half drainer sink, plumbing for washing machine and a range of wall and base units.

SHOWER ROOM

9'8" x 3'3" 239'6" (2.96m x 1.73m)
Wood door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC double glazed privacy window, chrome towel rail, shower enclosure with mixer shower, low flush WC and wash hand basin with vanity unit and mixer tap.

CLOAK ROOM

4'1" x 3'1" (1.27m x 0.95m)
Wood door with chrome handles, vinyl floor, ceiling spotlight, wash hand basin with vanity unit and mixer tap and extractor fan.

STAIRCASE AND LANDING

12'6" x 4'8" (3.82m x 1.43m)
Carpeted floor, pendant light fitting, front aspect uPVC double glazed window with wooden handrail and storage cupboard.

BEDROOM TWO

13'2" x 12'10" (4.02m x 3.93m)
Wood door with chrome handles, carpeted floor, two ceiling lights, side aspect uPVC double glazed window with fitted wardrobe and eves storage cupboard.



BATHROOM

7'10" x 7'5" (2.40m x 2.27m)
Wood door with chrome handles, vinyl floor, ceiling spotlights, Velux window, chrome towel radiator, pedestal wash hand basin with mixer tap, P-shaped bath with splash back tiling, mixer shower and a low flush WC.

BEDROOM THREE

14'0" x 10'6" (4.27m x 3.22m)
Wood door with chrome handles, carpet floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM FOUR / STUDY

7'3" x 5'7" (2.23m x 1.71m)
Wood door with chrome handles, carpeted floor, side aspect uPVC double glazed privacy window and two ceiling spotlights.

GARAGE

8'11" x 6'6" 157'5" (2.73m x 2. 48m)
With manual up and over door, power and light, for storage only.

EXTERIOR

To the front there is a block paved driveway with parking for multiple vehicles, lawn and hedge perimeter and a gate to the side. To the rear there is a spacious lawn with mature, borders, shrubs and hedges as well as a garden shed and block paved patio leading out from the bi-folding doors in the lounge.

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 'E'

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, 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

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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

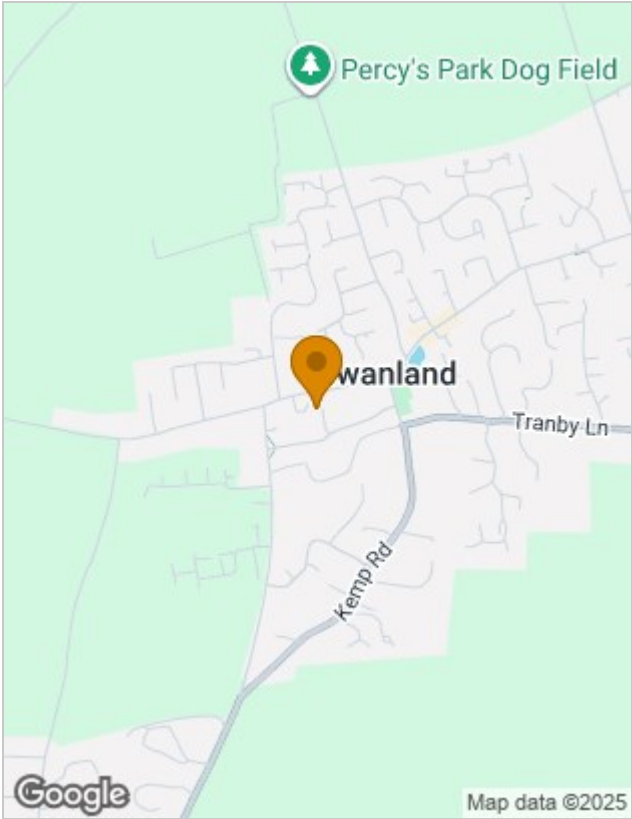
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



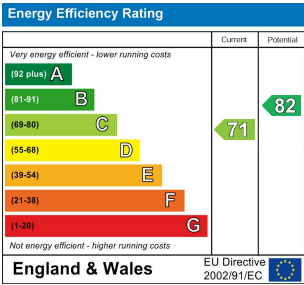
Floor Plans



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.