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grays



20 Queensbury Way, Swanland, HU14 3QE

£199,950

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# 20 Queensbury Way

Swanland, HU14 3QE

- STUNNING SOUTH FACING GARDENS
- DRIVEWAY AND GARAGE
- WEALTH OF POTENTIAL
- ELEVATED GARDEN OUTLOOK
- NO ONWARD CHAIN
- LARGE PLOT
- FULL RE-MODELLING POTENTIAL
- 2 DOUBLE BEDROOMS
- CENTRAL SWANLAND SETTING

STUNNING SOUTH FACING GARDENS. IDEALLY SUITED FOR APPLICANTS LOOKING FOR A CENTRAL SWANLAND SETTING.

Ample external parking is offered with this Two Bedroom Semi Detached bungalow. Queensbury Way remains a tranquil residential area, a short distance walk away from the local amenities and services of the village.

The bungalow offers the potential for a full programme of internal upgrade with a number of re-development options.

Accommodation briefly comprises; Entrance Hall, kitchen with access through to the garden, Lounge/dining area with elevated garden views, an inner hallway leads through to two generously sized double bedrooms and Bathroom.

Parking provision for a number of vehicles to the immediate front of the property, additional drive area with garage access also.

Expansive private facing rear gardens and all within a central village position and advised for internal viewing, with no onward chain.



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#### ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with privacy glazing, provides access to kitchen, main reception room and bedroom accommodation.

#### KITCHEN

11'5" x 12'11" (3.48 x 3.96)

(at longest and widest point)

With uPVC double glazed windows to the side and rear elevations providing elevated outlook over garden, with door leading to patio terrace. Fitted with a range of traditionally styled wall and base units with 1.5 bowl sink and drainer and mixer tap, space for a number of freestanding appliances and white goods, floor mounted Baxi boiler.

#### RECEPTION LOUNGE

15'3" x 11'1" (4.67 x 3.39)

With oversized uPVC picture window to South facing orientation, again providing elevated outlook over the terraced garden. A central focal point is provided via a traditionally styled gas fire insert, wall light points, suitably sized to accommodate furniture suite and dining table.

#### INNER HALLWAY

Leads to two double bedrooms.

#### BEDROOM ONE

15'7" x 8'2" (4.76 x 2.50)

With uPVC double glazed window to frontage, of double bedroom proportions, fitted wardrobe and locker storage over.

#### BEDROOM TWO

10'4" x 11'8" (3.17 x 3.58)

With uPVC double glazed window to frontage, of double bedroom proportions and space for freestanding bedroom furniture.

#### BATHROOM

5'9" x 6'10" (1.76 x 2.10)

Traditionally styled with panel bath, pedestal wash hand basin, low flush w.c, tiling to shower splashbacks and half tiled to remainder, privacy window to the side elevation.



#### **OUTSIDE**

Queensbury Way remains ideally situated in the very heart of Swanland village centre, being a short distance walk from a broad range of services and amenities. The immediate street scene benefits from a number of similarly styled low level bungalows.

The subject dwelling offers full refurbishment potential internally (subject to the necessary permissions), with a number of surrounding homes having been extended considerably. A brick set driveway provides parking provision for numerous vehicles, in turn leading down to a detached garage and expansive South facing rear garden, with terrace extending from the immediate building footprint, laid to lawn grass section, terracing down to the end of the plot, in all remaining expansive in size and offering a wealth of further potential.

#### **AGENTS NOTE**

Given the plot size in its entirety the subject property comes recommended for further internal inspection, offered with no onward chain.

#### **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 'C'.

#### **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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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.

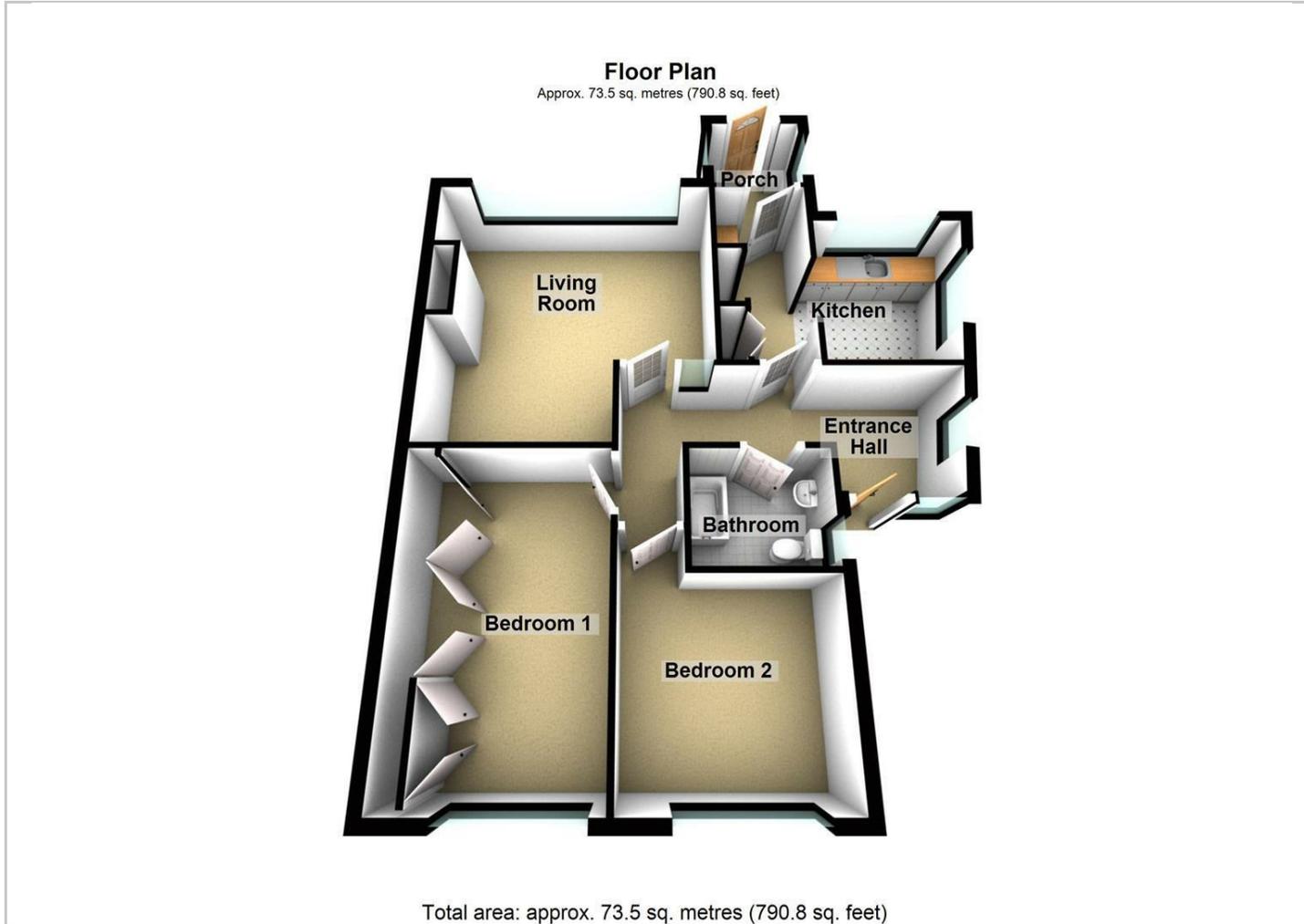
#### **FEES**

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.

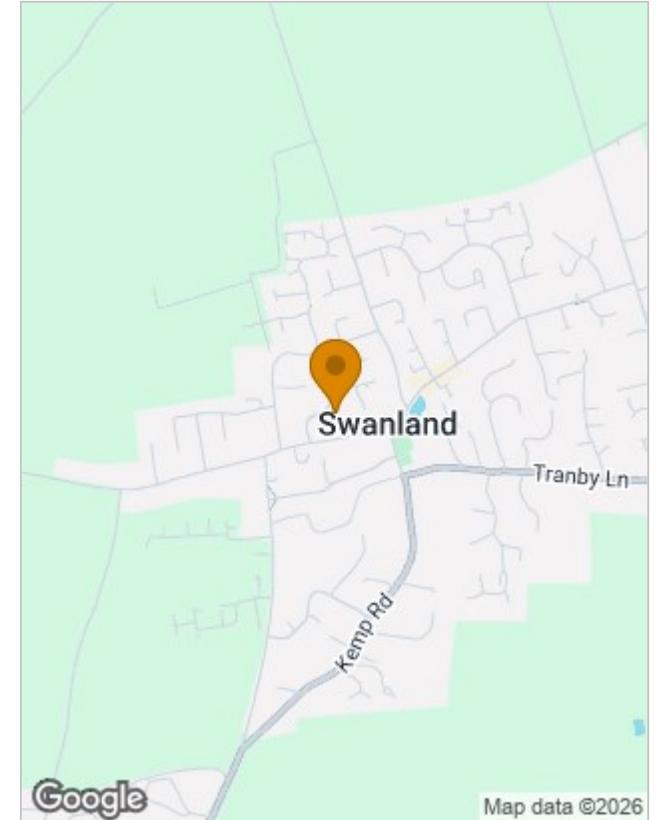




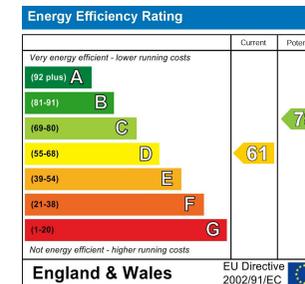
## Floor Plans



## 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.