

**staniford**  
grays



59 Northdale Park, Swanland, HU14 3RH

£199,950







# 59 Northdale Park

Swanland, HU14 3RH

- SOUTH FACING GARDENS
- LIKELY COSMETIC UPGRADING
- NO ONWARD CHAIN
- 2 BATHROOMS + W.C.
- DRIVEWAY AND GARAGE
- AFFORDABLE 3 BEDROOM HOME
- 2 RECEPTION ROOMS
- DECEPTIVELY SPACIOUS

DECEPTIVELY SPACIOUS HOME OFFERING SCOPE FOR IMPROVEMENT AND RE-MODELLING.

Offering a genuine opportunity to secure a family home, and at an affordable price point within the village of Swanland. The living space comes ideally suited for family profiles looking for flexible reception areas.

Attractively positioned on a South facing plot and located on the peaceful cul-de-sac of Northdale Park, Staniford Grays invite for inspection this 3 bedroom semi-detached family home.

The versatile interior to the ground floor comprises; Entrance Hallway, Cloakroom W.C., Reception Lounge leading through to a Dining Room and separate Kitchen beyond.

To the first floor level 3 Bedrooms lead from a central landing (En-suite to main bedroom) with House Bathroom also.

A driveway and garage feature with gardens to the front and South facing rear.

Available for immediate viewing with no onward chain.



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## GROUND FLOOR

### ENTRANCE HALLWAY

14'10" x 6'2" (4.54 x 1.90)  
Accessed via composite entrance door with staircase approach with balustrade and spindles leading to first floor level, understairs storage cupboard. Access to ground floor reception spaces and...

### CLOAKROOM / W.C

With uPVC privacy window to frontage, pedestal basin and low flush w.c.

### RECEPTION LOUNGE

10'1" x 10'1" plus bay (3.09 x 3.08 plus bay)  
With uPVC double glazed bay window providing pleasant outlook over Northdale Park, a central focal point is provided via a fire insert with traditional hearth and surround, with double doors leading through to...

### DINING ROOM/ RECEPTION ROOM TWO

11'6" x 8'5" (3.52 x 2.59)  
Used previously as a formal dining space but has potential to be used as a sitting room or alternate reception area, with sliding doors leading to rear garden and door through to...

### KITCHEN

11'8" x 8'6" (3.56 x 2.60)  
Neutrally appointed throughout with a range of fitted wall and base units with complementary work surfaces over, tiling to splashbacks, uPVC double glazed window to the rear South facing garden outlook and personnel door to side of property also, deep understairs storage cupboard/pantry, space for a number of freestanding white goods including plumbing for washing machine, space for fridge freezer and freestanding oven also.

## FIRST FLOOR

### LANDING

With loft access point, leading to three bedrooms and house bathroom.

### BEDROOM ONE

10'11" x 8'7" (3.34 x 2.64)  
With uPVC double glazed window to the elevated garden outlook, fitted wardrobes to wall length and access to...

### EN SUITE SHOWER ROOM

With fitted basin, self contained shower cubicle, tiling to splashbacks.

### BEDROOM TWO

With uPVC double glazed window to the frontage and fitted wardrobes.

### BEDROOM THREE

With window to front outlook and fitted storage cupboard.





#### HOUSE BATHROOM

Neutrally appointed with panelled bath, low flush w.c, pedestal basin and uPVC privacy window to rear.

7'5" x 6'7" (2.27 x 2.02)

#### OUTSIDE

Northdale Park benefits from a number of similarly styled homes, with the property itself being positioned with a South facing garden orientation. With low maintenance laid to lawn grass to the front boundary and side driveway extending to the garage with up&over access door and personnel door to side and window. Gated access leads to a South facing rear garden with patio terrace extending from the immediate building footprint, being majority hard landscaped, with private boundaries and given the South facing orientation enjoys excellent levels of natural daylight.

#### AGENTS NOTE

The property if offered to the market with no onward chain and is likely to require a program of light cosmetic upgrade and internal refurbishment, with viewing 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 'C'.

#### 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.

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

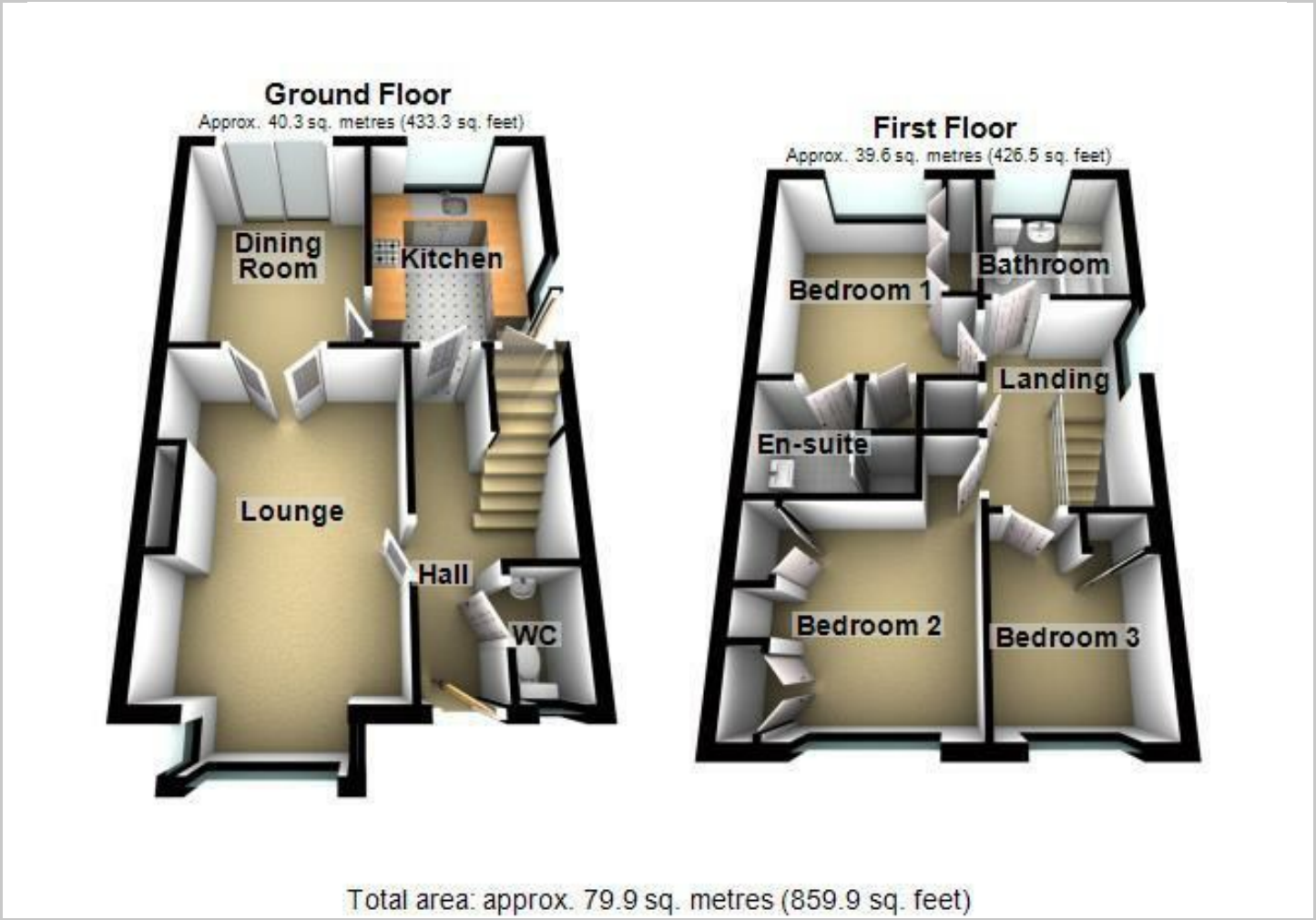
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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







Floor Plans



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.

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Location Map



Energy Performance Graph

