

staniford
grays



28 Dale Close, Swanland, HU14 3QL

£223,000





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- LARGE SIDE EXTENSION
- 3 DOUBLE BEDROOMS + STUDY/DRESSING ROOM
- DOUBLE PARKING
- CENTRAL SWANLAND POSITION
- FURTHER MODERNISATION POTENTIAL
- DECEPTIVELY SPACIOUS
- LARGE PLOT
- DISCREET CUL-DE-SAC
- LARGE STORE/OUTBUILDINGS

VASTLY EXTENDED TO SIDE AND SITUATED UPON A LARGE PLOT ALL WITHIN A CONVENIENT SWANLAND SETTING.

This affordable family home is ideally positioned within a peaceful residential cul-de-sac and offering a versatile layout with the benefit of 3 double Bedrooms and a Study/Dressing Room.

Externally, parking provision is offered to a double driveway with a large side and rear garden enjoying good levels of seclusion with a large store/workshop.

Internally, further scope is offered for improvement and upgrade with generously sized living space comprises; Entrance Hallway, Dining Room and separate Lounge with access to a Utility Room and W.C. To the first floor level 3 generously sized bedrooms feature and a House Bathroom with an inter-linking Study/Dressing Room.

Viewing available by appointment and coming ready for immediate occupation.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with staircase approach to first floor level. Door leads into...

DINING ROOM / RECEPTION TWO

11'3" x 11'3" (3.45 x 3.44)
With uPVC double glazed window to the front outlook, a versatile reception space used currently as a formal dining room but has potential to be used as a sitting room / snug. Door leads to...

RECEPTION LOUNGE

19'0" x 12'11" (5.80 x 3.94)
Of an excellent size being open plan, with sliding door to rear elevation offering full garden views, uPVC double glazed window to side elevation, fire insert with back boiler. Door leads through to...

KITCHEN

17'3" x 12'2" (5.26 x 3.71)
Traditionally styled with a range of fitted wall and base units with complementary work surfaces over, tiling to splashbacks, Neff integrated appliances include gas hob with extractor canopy over, mid-level double oven, 1.5 bowl sink and drainer with mixer tap, dedicated breakfast bar, tiled floor coverings, boiler concealed within cupboard, understairs storage, ample space for undercounter white goods. Gives access to...

W.C

With mounted basin, tiling to splashbacks, low flush w.c, fitted cupboard, uPVC privacy window.

UTILITY AREA

11'5" x 5'3" (3.49 x 1.62)
Being accessed from the kitchen, with plumbing for washing machine, tiled floor coverings, uPVC double glazed windows, access to rear garden.

FIRST FLOOR

LANDING

Giving access to three bedrooms, study and house bathroom, with loft access point.

BEDROOM ONE

14'2" x 9'6" (4.32 x 2.92)
With two uPVC double glazed windows to the front outlook, of double bedroom proportions, inset sink, fitted wardrobes and dresser.

BEDROOM TWO

10'2" x 8'3" (3.10 x 2.54)
With uPVC double glazed window to the front outlook, fitted wardrobes.

STUDY / DRESSING ROOM

8'3" x 5'7" (2.52 x 1.72)
With an interconnecting door, offering additional space suitable for homeworking office or walk-in wardrobe, with uPVC double glazed window to the rear.

BEDROOM THREE

9'8" x 10'2" (2.96 x 3.11)
With uPVC window to rear, fitted wardrobes.



HOUSE BATHROOM

Neutrally appointed with pedestal wash hand basin, panelled bath with showerhead and console over, tiling to splashbacks, uPVC double glazed window to rear.

EXTERNAL AREAS

Dale Close remains a peaceful residential cul-de-sac setting being a short distance walk from the centre of Swanland village, with the subject dwelling benefiting from a semi-detached end position, offering deceptively spacious accommodation having been vastly extended to the side.

A double width driveway offers ample parking provision, with front garden area and gated access to the side. To the rear, wide gates lead to further storage, timber constructed outbuildings and large store with verandah with full power and lighting. A patio terrace extends from the building footprint, established gardens, raised planted borders and edging, laid to lawn grass section, wild garden, allotment, feature pond, external tap and light points.

AGENTS NOTE

The subject dwelling offers scope for further internal modernisation but does come ready for immediate family living. The internal sizing and plot in its entirety remains deceptively spacious and consequently comes recommended for viewing via 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 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.

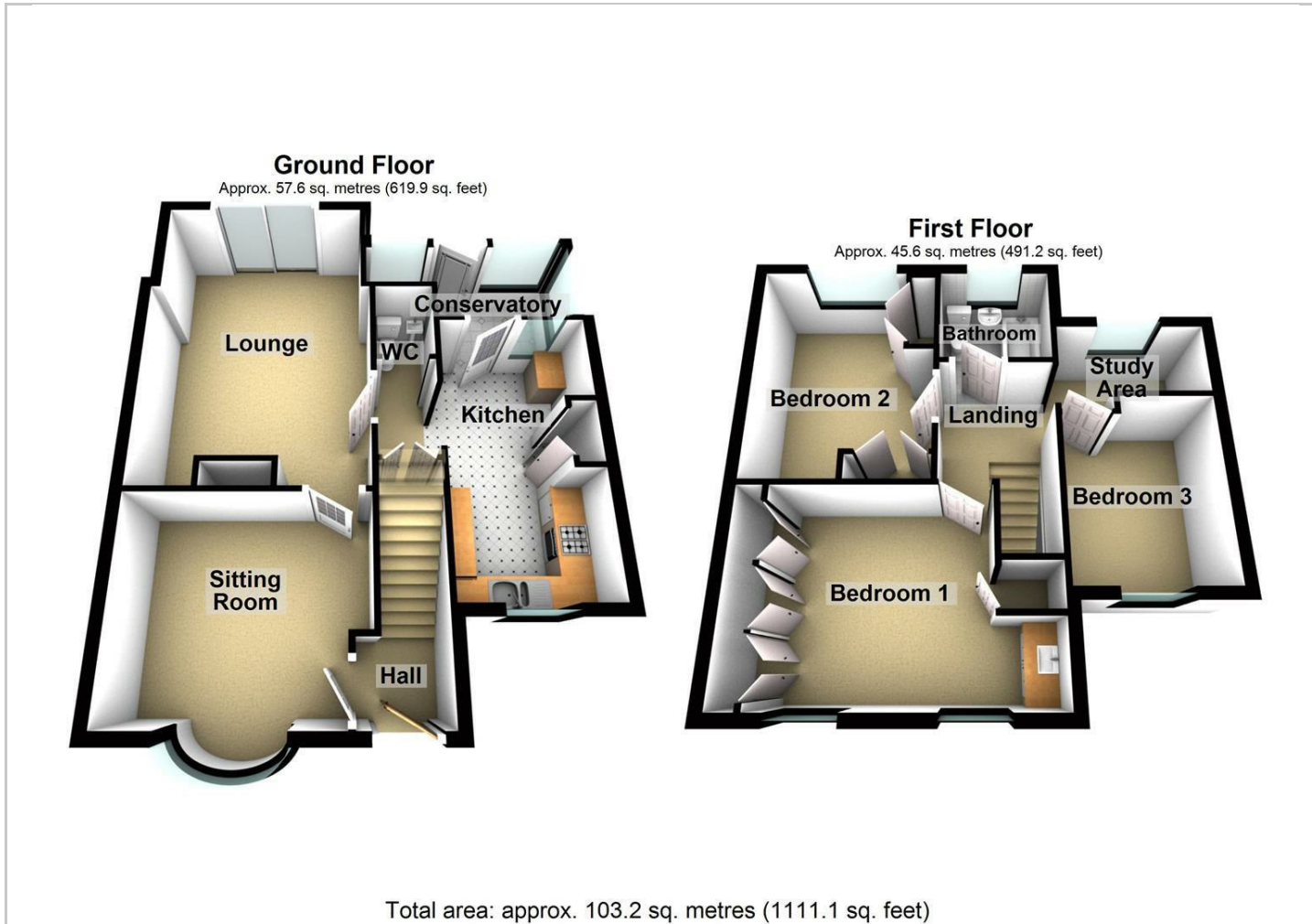
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



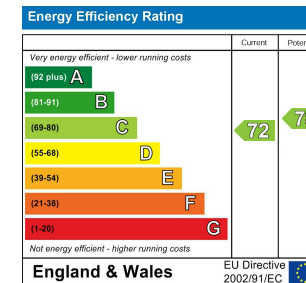
Floor Plans



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.