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grays



29 Wauldby View, Swanland, HU14 3RE

Offers Over £330,000





# 29 Wauldby View

Swanland, HU14 3RE

- OPEN FIELD VIEWS
- IDEAL FAMILY HOME
- 4 BEDROOMS
- DRIVEWAY AND GARAGE
- STRONG RESPONSE ANTICIPATED
- COMPETITIVE PRICE POINT
- WEALTH OF POTENTIAL
- GENEROUS GARDENS
- EXTENDED TO REAR
- NO ONWARD CHAIN

EXTENDED PROPERTY WITH OPEN COUNTRYSIDE VIEWS TO THE REAR OUTLOOK. A MUST VIEW SWANLAND FAMILY HOME AT A COMPETITIVE PRICE POINT.

Early inspection is invited to view this deceptively spacious property, boasting a wealth of appeal being ideally situated on the pleasant cul-de-sac of Wauldby View.

Having been well maintained yet offering further scope for cosmetic upgrade, the generous layout comprises; Entrance Hall with Cloakroom W.C., Lounge open plan to Dining Area, Day-room extension and Kitchen.

To the first floor level a central landing provides access to 4 bedrooms and a recently upgraded Wet Room.

Externally ample parking is provided to the double width front driveway with garage access. Open outlook gardens feature to the rear offering good levels of privacy and an unrivalled vista.

No onward chain and rarely offered for sale with such uninterrupted views.



Offers Over £330,000



## GROUND FLOOR

### ENTRANCE HALLWAY

With uPVC double glazed entrance door, Karndean floor covering, return staircase to first floor level, access provided to ground floor reception rooms, kitchen and...

### CLOAKROOM / W.C

With low flush w.c, laminate to floor covering, wash hand basin, uPVC privacy window, recess with folding door housing replacement wall mounted Worcester combination boiler.

### RECEPTION LOUNGE

With uPVC double glazed window to front outlook providing good levels of natural daylight, oak flooring, suitably sized to accommodate furniture suite. Leads open plan through archway to... 11'6" x 14'1" (3.51 x 4.31)

### DINING ROOM

With oak flooring continuing, picture window with uninterrupted views of the patio terrace, garden and open field views beyond. 12'4" x 8'9" (3.77 x 2.67)

### DAY ROOM EXTENSION

A versatile reception space suitable for a multitude of purposes, with French doors leading to patio, eye level window offering additional light, oak flooring. 15'11" x 7'10" (4.86 x 2.39)

### KITCHEN

Traditionally styled throughout with a range of fitted wall and base units, complementary work surfaces, 1.5 bowl sink and drainer, tiling to splashbacks, integrated hob with extractor canopy, mid-level oven, space for freestanding fridge freezer, plumbing for washing machine, plumbing and space for dishwasher, Karndean flooring, uPVC double glazed access door leading through to... 12'8" x 8'9" (3.88 x 2.68)

### REAR VESTIBULE

With space for washing machine, access door to side pathway and garden beyond.

## FIRST FLOOR

### LANDING

With uPVC double glazed window to side, deep storage cupboard, access provided to four generously sized bedrooms and wet room.

### BEDROOM ONE

With uPVC double glazed window, fitted wardrobes and low level drawers, of double bedroom proportions. 11'7" x 11'6" (3.54 x 3.53)

### BEDROOM TWO

With uPVC double glazed window to the rear elevation, laminate to floor coverings, of double bedroom proportions, elevated garden and fields views that must be seen to be fully appreciated. 12'7" x 11'6" (3.86 x 3.51)

### BEDROOM THREE

With laminate to floor covering, uPVC double glazed window to the frontage. 12'10" x 7'10" (3.92 x 2.40)

### BEDROOM FOUR

With uPVC double glazed window to rear, laminate to floor covering, open outlook views. 9'5" x 7'7" (2.89 x 2.33)



#### WET ROOM

7'3" x 7'8" (2.23 x 2.36)

Recently appointed in a modern neutral style, with floor drainer within sealed wetroom flooring, wall mounted shower console, tiling to splashbacks, low flush w.c, pedestal wash hand basin, uPVC privacy window to the rear elevation.

#### OUTSIDE

Offering a peaceful cul-de-sac position in the pleasant residential streetscene of Wauldby View, this family home comes suitable for families looking for immediate ready to move in living given the well present condition of home, with further scope for some cosmetic upgrade if required.

The property has been extended over the years, with the most saleable point being the open field outlook to the rear. Vehicular access is granted to the property via a generous double width driveway offering parking provision, in turn leading to a single garage (5.54m x 2.95m) with electronically operated roller door and full power and lighting.

Gated side access opens to a rear patio terrace, laid to lawn grass section, well stocked established plant/shrub borders and edging, impressive open field vista spanning some considerable distance, with the views remaining unique to a limited number of properties in the village. External tap and external light points.

#### AGENTS NOTE

Photovoltaic panels exist to the roof space, with full tariff details available upon request from the sole selling agent Staniford Grays.

The property is presented to the market at a competitive price point, with a strong response anticipated, and consequently recommended for further internal inspection.

#### 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 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.

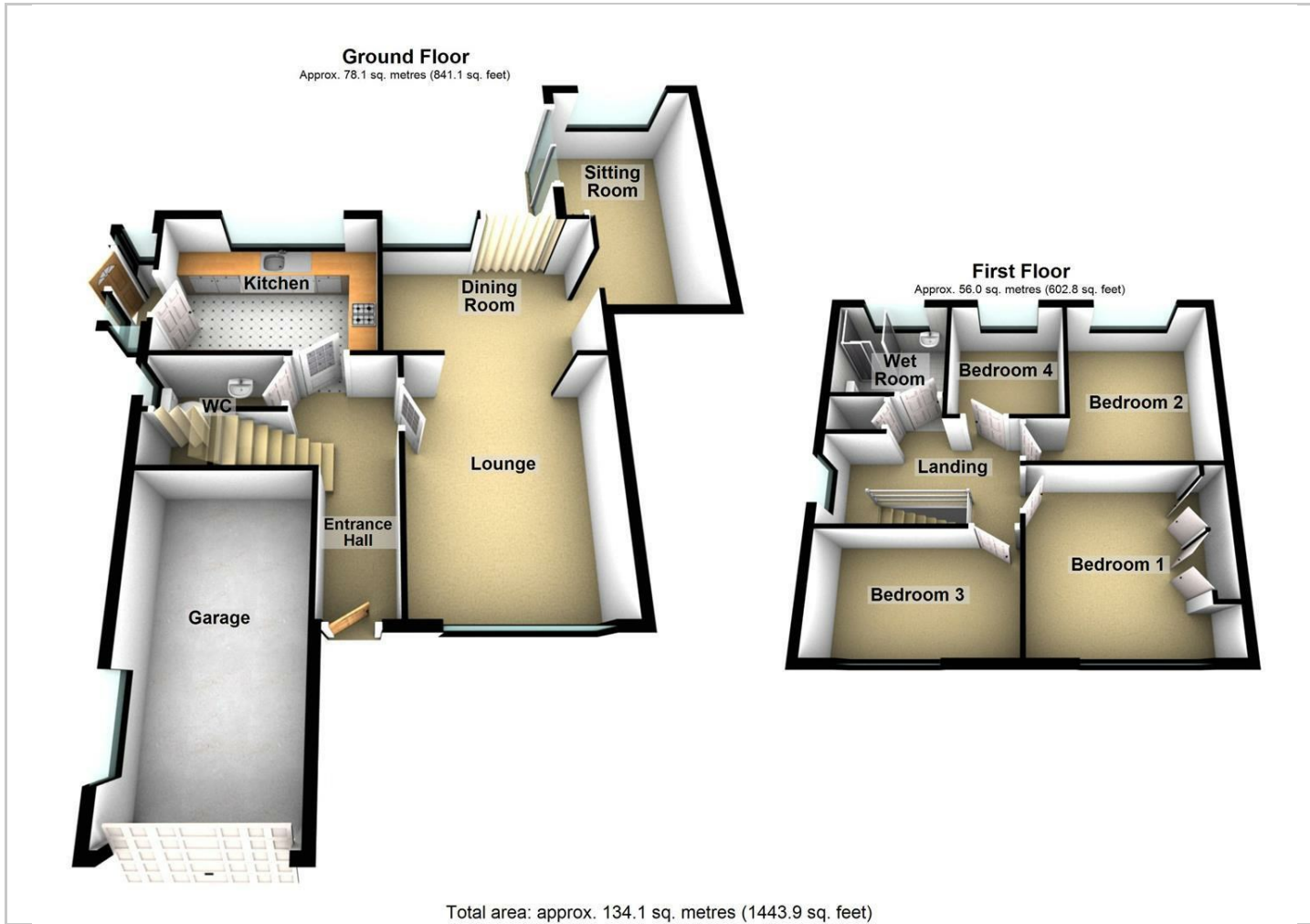
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

#### FEE'S

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



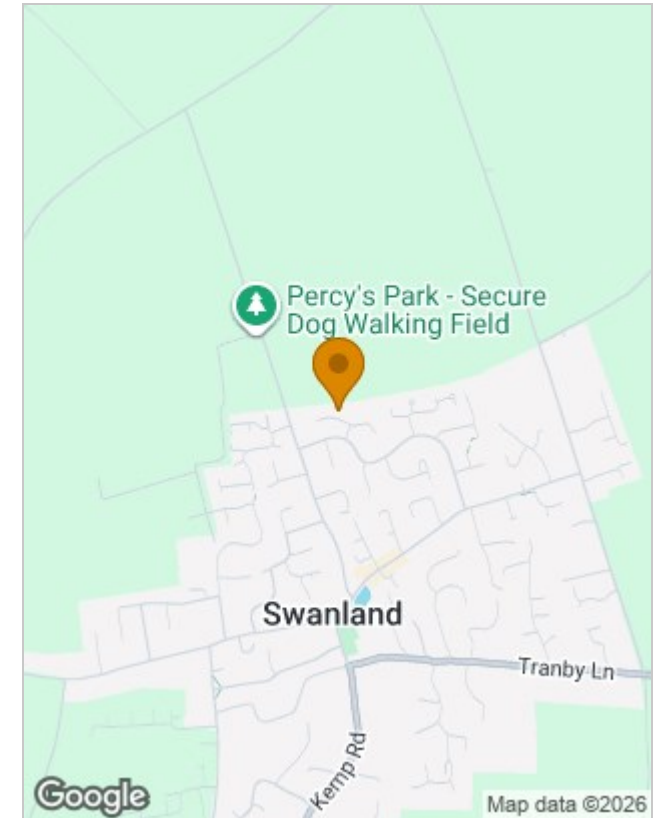
## Viewing

Please contact our Swanland 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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

