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FOR SALE 01482 631133



25 Mill Road, Swanland, HU14 3PJ

£399,950

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# 25 Mill Road

Swanland, HU14 3PJ

- EXTENSIVE PLOT
- IMPROVEMENT POTENTIAL
- LARGE DRIVEWAY AND GARAGE
- GOOD NATURAL DAYLIGHT
- VERSATILE LAYOUT
- SOUTH FACING GARDENS
- EXTENDED TO REAR
- GENEROUS ROOM SIZES
- NO ONWARD CHAIN
- VIEWING ADVISED

RARELY OFFERED FOR SALE WITH PRIVATE SOUTH FACING GARDENS AND WOODLAND VIEWS.

Offered to the market is this detached bungalow that includes generously proportioned reception spaces and bedrooms to the single floor level. Suitable for applicants interested in executive bungalow living within a popular West Hull village setting.

The versatile arrangement of living accommodation includes; Entrance Hallway, Cloakroom W.C., open plan and rear facing Lounge with access to garden Room, Breakfast Kitchen, Three Bedrooms and Family Bathroom.

Ample provision for parking to the forecourt driveway with a wide frontage and single Garage.

Private and generous gardens to the rear remain a key selling feature to this standout bungalow home.

Offering scope for further re-modelling and cosmetic upgrading and extension potential.



£399,950



#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed leaded entrance door with outlook to front and side elevations.

#### ENTRANCE HALLWAY

Entrance via uPVC double glazed entrance door, storage heater, opening through to wide reception hallway, providing access to accommodation over the single floor level.

#### CLOAKROOM / W.C

With wall mounted basin, low flush w.c, self contained shower cubicle with wall mounted showerhead and console, uPVC double glazed leaded privacy window to frontage.

#### RECEPTION LOUNGE

Boasting excellent proportions throughout with a bright South facing garden aspect via an oversize uPVC double glazed picture window. Suitably sized to accommodate furniture suite, with a central focal point provided via a gas fire insert with hearth and surround, storage heater. 21'0" x 13'6" (6.41 x 4.12)

#### DINING KITCHEN

With uPVC double glazed window to the side elevation, oversize sliding door to the patio terrace, suitably sized to accommodate breakfast/dining table to alternate room length, with a range of traditionally styled wall and base units, complementary work surfaces over, inset stainless steel 1.5 bowl sink and drainer, space for a number of freestanding white goods (cooker, fridge freezer), space and plumbing for washing machine, storage heater, serving hatch into dining room. 15'9" x 12'3" (4.81 x 3.75)

#### SUN ROOM EXTENSION

With panoramic garden views, accessed from the reception lounge, with sliding door to the patio terrace, full height uPVC double glazed units, Victorian style roof pitch. 11'5" x 8'7" (3.50 x 2.62)

#### BEDROOM ONE

With uPVC double glazed leaded window to the immediate front outlook, storage heater, of an excellent size with fitted wardrobes and locker storage. 11'9" x 13'10" (3.60 x 4.23)

#### BEDROOM TWO

With uPVC double glazed leaded window to the front outlook, fitted wardrobes and locker storage, storage heater, of double bedroom proportions. 11'2" x 11'2" (3.41 x 3.42)

#### BEDROOM THREE / DINING ROOM

A versatile room used currently as a formal dining room but has the potential to be used as a third bedroom or study, with storage heater and uPVC window to the side elevation.

#### INNER HALLWAY

With storage cupboard housing hot water cylinder.



#### **BATHROOM**

8'9" x 6'4" (2.68 x 1.94)

With uPVC double glazed privacy window to side, low flush w.c, panel bath with shower screen and wall mounted showerhead and console, inset basin to vanity unit, wall mounted mirror, tiled throughout.

#### **OUTSIDE**

Mill Road itself remains a popular residential setting offering a number of individually styled low level bungalows and executive detached homes. The subject dwelling benefits from an unrivalled plot, offering dedicated access to an expansive driveway with parking provision for multiple vehicles, hard landscaped garden area, herbaceous planting and shrubbery to borders, in all offering good levels of privacy. Driveway leads down the side to a single garage with up and over access door.

To the rear of the property a patio terrace extends from the immediate building footprint, with an expansive laid to lawn grass section, boasting a South facing aspect, abutting woodland and private views to the rear. A number of sheds also feature to the rear garden, with external tap and light points also.

Given the plot privacy and established setting comes recommended for further inspection, with some likely modest cosmetic upgrading to be undertaken internally.

#### **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.**

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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.

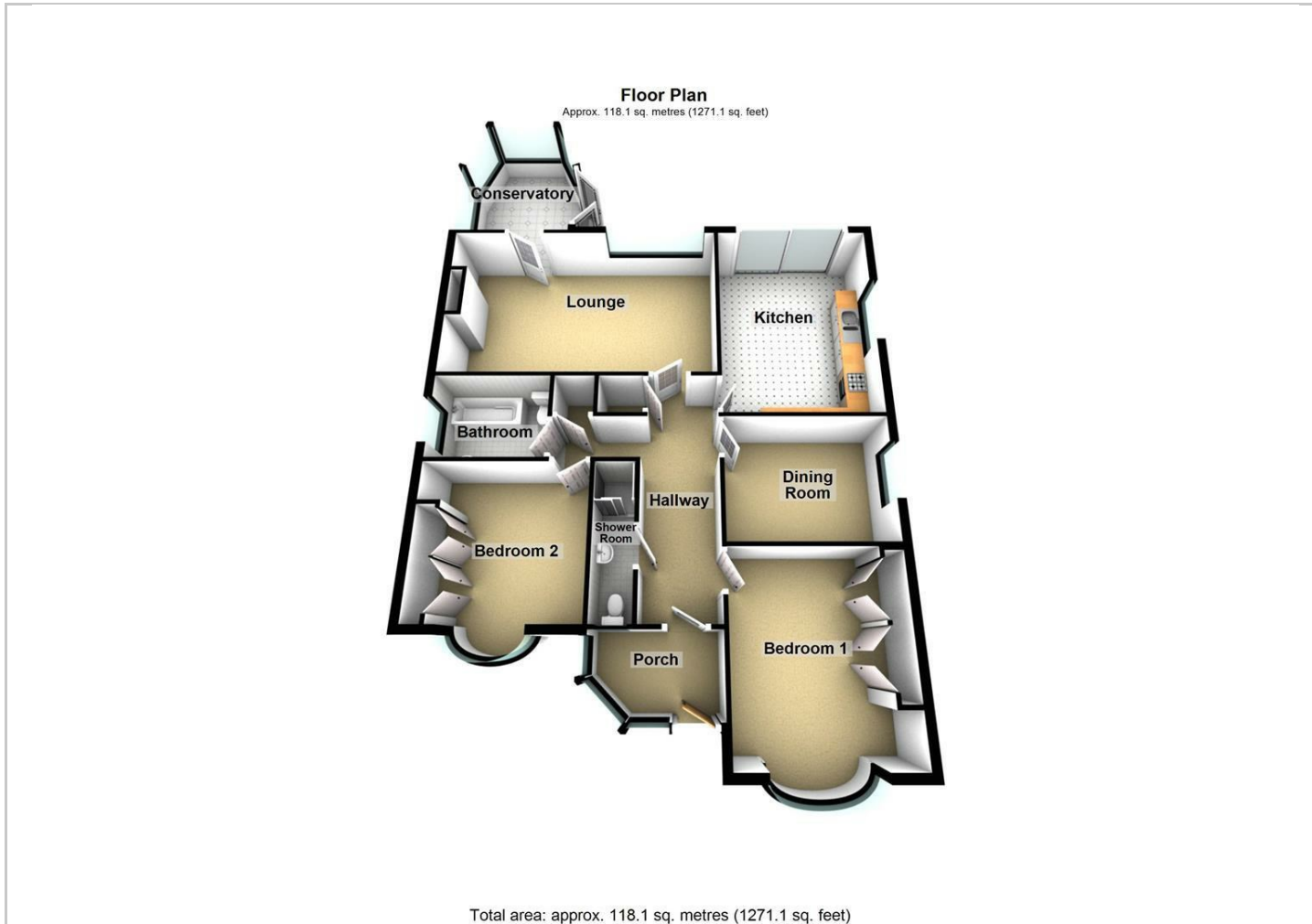
#### **FEES**

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



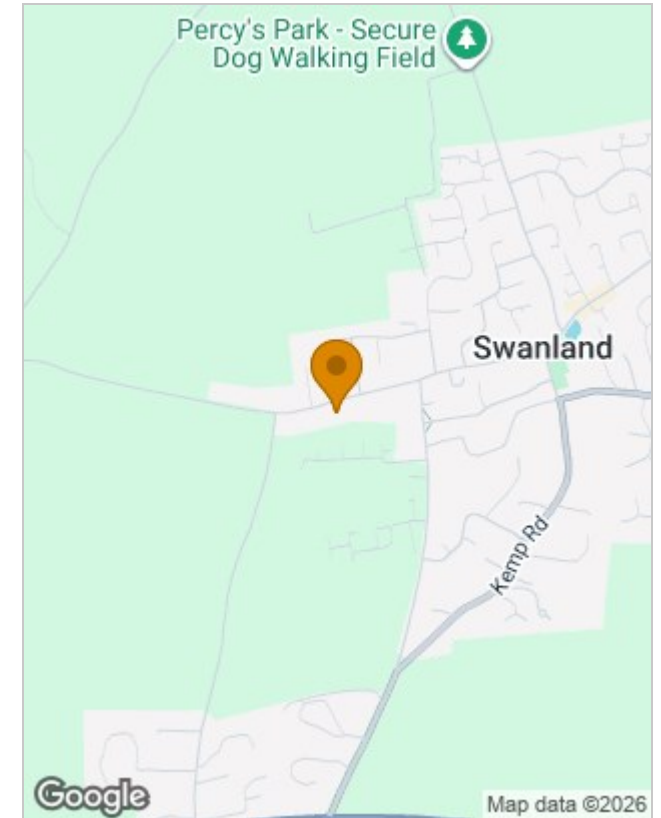
## Viewing

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

