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grays



33 Hall Park, Swanland, HU14 3NL

£595,000





# 33 Hall Park

Swanland, HU14 3NL

- EXTENDED FAMILY HOME
- IMMACULATE PRESENTATION
- PRIVATE GARDENS
- FOUR GENEROUS BEDROOMS
- DISCREET CUL-DE-SAC LOCATION
- IMPRESSIVE OPEN PLAN KITCHEN/DAYROOM
- DOUBLE DRIVEWAY AND GARAGE
- 2 UPGRADED BATHROOMS

## IMPROVED AND EXTENDED DETACHED FAMILY HOME

Ideally situated off Tranby Lane on the delightful setting of Hall Park, the property for sale offers sizeable living with an emphasis placed on versatile open plan living.

Offering modern appeal and coming ready for immediate occupation occupying a discreet cul-de-sac position being deceptively spacious throughout and extending 2100 sq. ft. in size.

Coming highly advised for internal inspection, the versatile arrangement of living space comprises, Entrance Hallway, Formal Lounge, Dining Room/Reception 2, impressive Dayroom/Kitchen open plan to a Garden Room, Utility Room and Cloakroom W.C.

To the first floor level a Principal Bedroom boasts a smart Ensuite Shower Room with a further 3 Bedrooms and Family Bathroom.

Externally established and private gardens feature with a double width driveway providing ample parking provision leading to a double integral Garage. The walled gardens remain private and enclosed throughout with mature planting to the perimeters with the benefit of a covered garden area and store.

A must view family property for applicants who are looking for executive family living with a secure and safe environment.



£595,000



## GROUND FLOOR

### ENTRANCE HALLWAY

Being accessed via entrance door with feature glazed insert, tiled floor covering, staircase and balustrade to first floor level. Leads to ground floor reception spaces.

### CLOAKROOM / W.C

With uPVC privacy window to frontage, low flush w.c, inset basin, tiling to splashbacks.

### RECEPTION LOUNGE

Enjoying excellent levels of natural daylight, overlooking the property frontage via uPVC double glazed walk-in bay window, suitably sized to accommodate furniture suite, oversize oak glazed doors, a central focal point is provided via gas fire insert with granite hearth. Leads through to sun room extension.

19'9" x 11'8" (plus bay) (6.04 x 3.58 (plus bay))

### DINING ROOM / RECEPTION ROOM TWO

With walk-in bay window to frontage, laminate floor coverings, has potential to be used for a range of purposes.

10'10" x 9'11" (3.32 x 3.04)

### KITCHEN

Being open plan to the day room space beyond, a wraparound kitchen with Shaker style wall and base units, granite work surfaces extending to breakfast bar and food preparation area, integrated appliances include Neff combination microwave oven with single oven beneath, induction hob, oversize extractor canopy, inset sink and drainer, uPVC double glazed window to side, dedicated recess for fridge freezer, understairs storage cupboard, tiled flooring throughout, inset spotlights to ceiling.

14'0" x 9'6" (4.27 x 2.91)

### DAY ROOM AREA

With rear facing bay, suitably sized for breakfast table and open plan to the kitchen and providing access to the utility room. Leads to...

14'6" x 7'9" (4.44 x 2.38)

### SUN ROOM EXTENSION

An excellent addition to the property completed to the highest of specification, underfloor heating, tiled floor coverings, an abundance of natural daylight is provided via a roof lantern, inset spotlights to ceiling, picture window and bifolding doors to the rear elevation providing garden outlook.

16'11" x 12'1" (5.17 x 3.70)

### UTILITY ROOM

Of an excellent size for a utility space, with fitted cupboards to full wall length, access to both the front and rear elevations, uPVC double glazed window to rear, inset sink and drainer, integral garage access also.

13'0" x 12'9" (3.98 x 3.89)

## FIRST FLOOR

### LANDING

Giving access to four double bedrooms, uPVC double glazed window to rear, storage cupboard.

### PRINCIPAL BEDROOM

With elevated rear garden views, sliding fitted wardrobe to wall length. Provides access to...

15'0" x 12'0" (4.58 x 3.66)



#### EN SUITE SHOWER ROOM

Upgraded to a high standard with walk-in double shower tray with rainfall showerhead and console, low flush w.c, inset basin to vanity storage unit, wall mounted cabinet, backlit mirror, feature vertical tiling with full tiling to remainder, tiled floorcoverings, inset spotlights to ceiling, contemporary style radiator, electric shaver point,

#### BEDROOM TWO

With uPVC double glazed window to the front elevation, of double bedroom proportions.

11'2" x 10'5" (3.42 x 3.19)

#### BEDROOM THREE

With sliding wardrobe to wall length, uPVC double glazed windows to rear.

11'3" x 9'10" (3.43 x 3.00)

#### BEDROOM FOUR

With uPVC double glazed window, fitted sliding wardrobe.

8'6" x 11'8" (2.60 x 3.56)

#### SHOWER ROOM

With privacy window to front elevation, double walk-in shower tray with mains fed shower and console, concealed cistern low flush w.c, inset basin to vanity unit, contemporary style heated towel rail, tiling to splashbacks and floor coverings.

#### EXTERNAL

Hall Park remains conveniently positioned within the delightful village of Swanland, offering an exclusive cul-de-sac position with imposing frontage.

Vehicular access is provided to the double width brick sett driveway, in turn leading to double garage with electronically operated garage door.

The front garden features a Magnolia tree, with gated rear access via the side of the property.

A private and enclosed rear walled garden benefits from a bright and sunny aspect, with patio terrace extending from the immediate building footprint, a covered brick built alcoved sun area and further garden store, established planting and shrubbery, laid to lawn grass, wraparound garden with further lawn to the side. To the walled garden a rear access point exists via door to North Drive in the centre of the village, offering a dedicated pedestrian right of access across.

The gardens remain private and enclosed throughout, and given the wealth of family opportunity the property comes recommended for further inspection.

#### AGENTS NOTE

A number of additional extras are available through separate negotiation including CCTV system, hot tub, pergola & shed. For further details please contact 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 'F'.

#### 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.

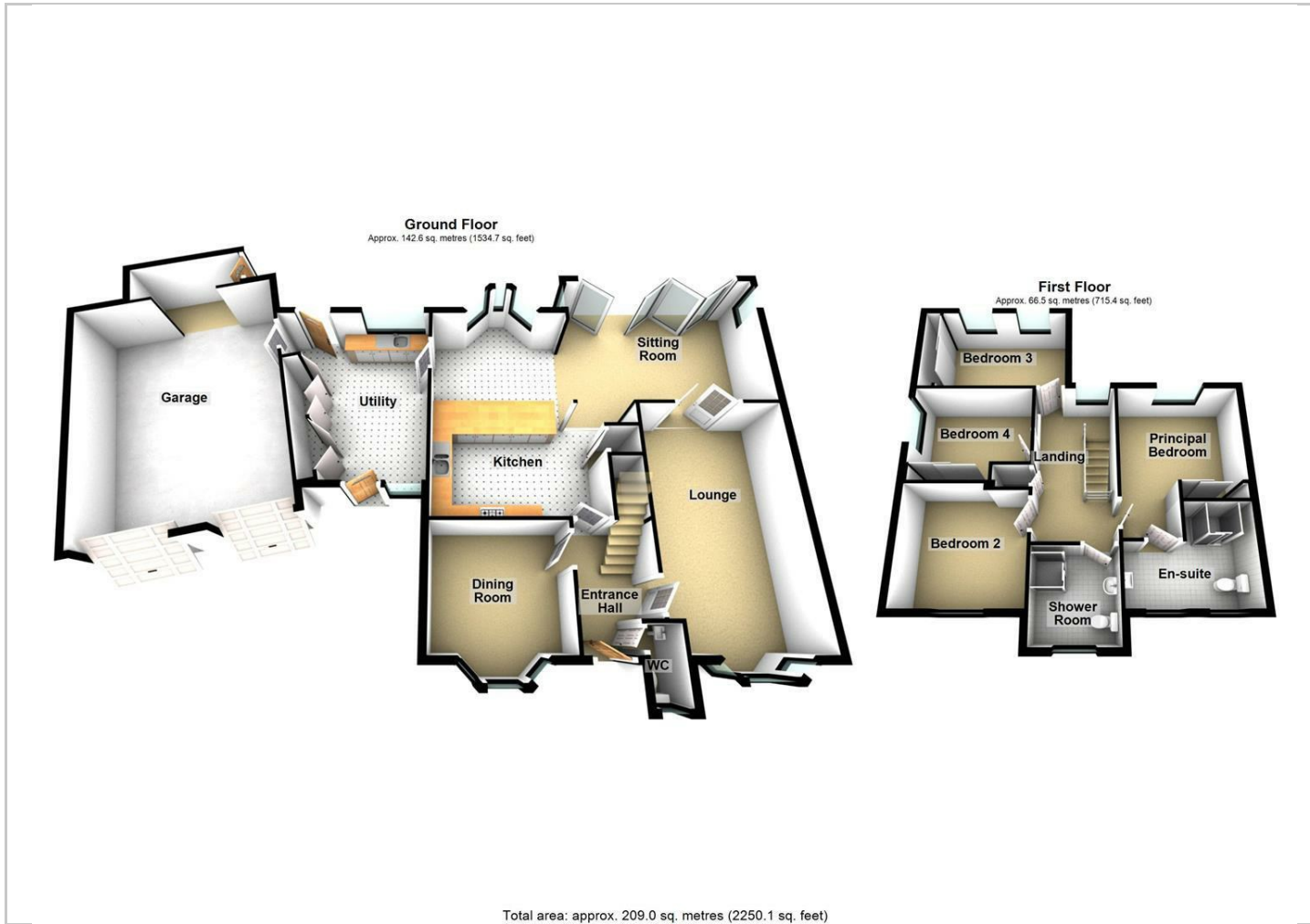
#### FEES

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



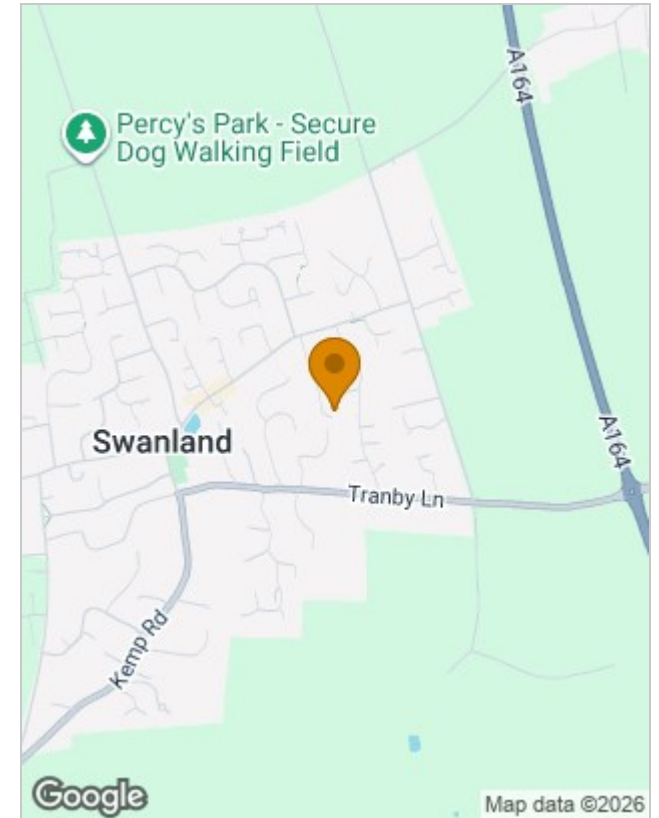
## Viewing

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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Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

