Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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Admiral Haven, 5 Johnson Close, Swanland HU14 3RY

£280,000

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- New build bespoke semi-detached house
- Head of cul-de-sac location
- uPVC double glazing and gas central heating
- Superb Living Dining Kitchen
- Three Bedrooms
- Two Bathrooms & Downstairs WC
- Gardens
- Parking
- Viewing is an absolute must!
- EPC - awaited

Enjoying a prime head of cul-de-sac location we are delighted to present to the market this new build semi-detached family home! Contemporary living at its best built by Messrs D J Prescott Builders to exacting specifications. The property enjoys uPVC double glazing and gas central heating. The accommodation has Lounge, Downstairs WC, modern fitted Living Dining Kitchen with built-in appliances and French doors to garden. To the first floor the landing leads to THREE Bedrooms; Principal Bedroom with Ensuite Shower Room and modern House Bathroom. Gardens to the front and rear and parking. If you want to be part of this build then now is the time to reserve and work alongside this family builder. Ready to view - a truly stunning property!

LOCATION
Swanland is one of the most prestigious addresses within the West Hull villages and benefits from a small range of amenities within the village itself. There are excellent education facilities in the area and good access into Hull and, of course, the motorway network to the West.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE
Door with glazed inserts with storm porch canopy over opens in to:

LOUNGE
15'6 x 11'5 (4.72m x 3.48m)
uPVC double glazed window to the front elevation. Staircase in chrome and oak and integral lighting leads to the first floor. TV aerial point.

DINING KITCHEN
14'9 x 12'8 decreasing to 11'3 (4.50m x 3.86m decreasing to 3.43m)
uPVC double glazed french doors open out to the rear garden. Airforce grey and white base and wall units with integrated fridge freezer. Single oven with gas hob and contemporary extractor.

UTILITY
6'10 x 3'10 (2.08m x 1.17m)
Fitted unit with worksurafce. Gas central heating boiler. Space and plumbing for washing machine.

DOWNSTAIRS WC
Two piece suite comprising of low level WC and wash hand basin.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM 1
13'3 x 9'6 (4.04m x 2.90m)
uPVC double glazed window to the front leevation.

ENSUITE
9'2 x 5'1 (2.79m x 1.55m)
uPVC double glazed window to the front elevation. Three piece suite in white having independent shower cubicle, wash hand basin set in vanity and low level. Extractor.

BEDROOM 2
12'5 x 7'9 (3.78m x 2.36m)
uPVC double glazed window to the rear.

BEDROOM 3
8'10 x 6'7 (2.69m x 2.01m)
uPVC double glazed window to the rear elevation.

FAMILY BATHROOM
7'9 x 6'6 (2.36m x 1.98m)
uPVC double glazed window to the side elevation. Panelled bath, wash hand basin set in vanity unit and low level WC. Extractor,

EXTERNAL
To the front of the property is parking.
A side walkway leads to the rear garden.

SERVICES
All mains services will be available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

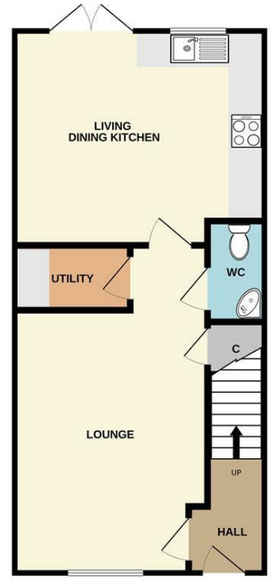
COUNCIL TAX
The Council Tax Band for this property is to be confirmed.

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

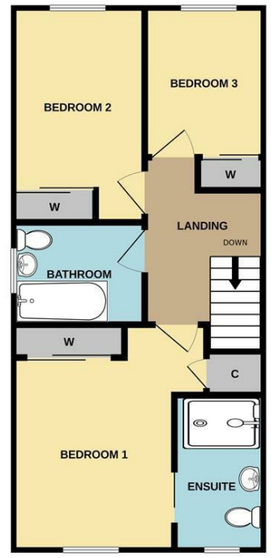
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.