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

QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 43 Northdale Park, Swanland HU14 3RH

**£210,000**

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

- Link-detached true bungalow
- Superbly presented throughout
- No chain!
- Two double bedrooms
- Modern shower room
- Driveway
- Garage
- Well tended gardens
- Viewing is a must
- EPC: Awaited

THE PROPERTY

Located within this highly desirable residential area and enjoying a prime cul-de-sac location, we present to the market this link-detached true bungalow. Offered to the market with no chain and beautifully presented throughout the property enjoys uPVC double glazing and gas central heating. A welcoming entrance hallway greets you and leads to a spacious lounge dining room with feature fireplace, modern fitted kitchen with built-in appliances, two double bedrooms and a modern shower room. There is a driveway to the side providing off-street parking and leading down to the attached garage. The garden is designed for ease of maintenance and provides great outdoor space. Viewing is a definite must on what is a truly exceptional property in an equally exceptional area.

## LOCATION

Northdale Park is located off Main Street, Swanland, a popular East Riding village with a good variety of local shops and facilities, with bus routes connecting to Beverley and Hull. Lying within ease of reach of the A63/M62 and the local retail parks of Anlaby Park and Willerby.

## THE ACCOMMODATION COMPRISES

## ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, with a useful storage cupboard. A door leads into the lounge dining room.

## LOUNGE DINING ROOM

17'3" plus bay x 12' max (5.26m plus bay x 3.66m max) (17'3" plus bay x 12' decreasing to 9'9") Enjoying double glazed walk-in bay window to the front elevation, coving to ceiling, brick fireplace incorporating a living flame gas fire, and TV aerial point.

## KITCHEN

10'6" max x 7'3" (3.20m max x 2.21m)
With double glazed windows to the front and side elevations. An extensive range of light oak shaker style base and wall cupboards with worksurfaces, tiled splashbacks and contrasting tiled floor. Stainless steel oven and ceramic hob with stainless steel extractor, sink unit with drainer, space and plumbing for washing machine.

## BEDROOM 1

12'7" x 9'9" (3.84m x 2.97m)
A double glazed window to the rear elevation.

## BEDROOM 2

9'6" x 8'9" (2.90m x 2.67m)
Sliding patio door leading out into the rear garden. A versatile room currently used as a second sitting room.

## SHOWER ROOM

6'3" x 6'2" (1.91m x 1.88m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys wash hand basin set in vanity, WC and independent shower cubicle. Full tiled to wet areas with mosaic tiled border.

## EXTERNAL

To the front of the property there is an open plan lawned garden with beautifully planted borders. A block sett side driveway leads down to the garage.

The rear garden is beautifully tended and offers a good degree of privacy, enjoying a block sett patio area leading on to a small lawned garden. The rear garden provides great outdoor space and a good degree of privacy.

## GARAGE

18' x 8'6" (5.49m x 2.59m)
A brick built attached garage with electric roller door, power and light.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system.

## DOUBLE GLAZING

The property benefits from Double Glazing.

## TENURE

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

## 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

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.
Made with Metropix ©2021

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.