



**3 Priory Close, Swanland HU14 3QS**  
**Guide Price £260,000**

- Deceptively spacious four bed family house
- Requiring some modernisation
- Central village cul-de-sac location
- Southerly facing garden
- Parking for 3 cars + garage
- Modern shower room at first floor
- EPC: D
- Council Tax Band: C

Offering huge potential, and in our opinion superb value for money, a deceptively spacious four bedroom home situated in a superb cul-de-sac position in the centre of Swanland. Currently boasting an open plan layout to the ground floor, the property offers huge potential with options of re-modelling or extension\* - just look at the neighbouring properties for inspiration.

Offering parking for three cars plus an integral garage, the house also has a Southerly facing garden onto which patio doors from the open plan living/dining room open and which offers an ideal aspect to the rear to create a light and bright home.

Offered to the market with no onward chain viewing is highly recommended.

\*subject to the necessary permissions

#### LOCATION

The property is situated tucked away at the head of the cul-de-sac on Priory Close in the centre of the much sought after village of Swanland. Priory Close is accessed off Main Street very close to the Morrisons Daily supermarket with the rest of the amenities of Swanland centre being a short walk away.

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

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

6'5" x 4'10" (1.96m x 1.47m)

Accessed to the side of the property and under cover via the carport with a uPVC glass panelled front door having a further window to one side. Stairs lead to the first floor accommodation.

##### LIVING ROOM

19' x 15'9" (5.79m x 4.80m)

A generously sized room offering flexibility of layout and with a Southerly aspect and wide patio doors opening onto the rear garden. A cupboard currently houses the hot air blown central heating boiler which is regularly serviced and there is a serving hatch from the kitchen.

##### KITCHEN

9' x 7'10" (2.74m x 2.39m)

A modern fitted kitchen offering a good range of wall and base storage units with applewood style fronts, laminate work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob, integrated oven, grill, dishwasher and fridge, stainless steel sink and drainer and wide window overlooking the head of the cul-de-sac.

##### CLOAKROOM

5'10" x 2'6" (1.78m x 0.76m)

Two piece sanitary suite comprising low level w.c., wall hung pedestal hand wash basin, window to the side elevation and gas boiler for heating the hot water.

##### FIRST FLOOR

##### LANDING

Airing cupboard fitted with an electric radiator.

##### BEDROOM 1

13'6" x 9'7" (4.11m x 2.92m)

A generously sized room having a range of built-in wardrobes with sliding fronts and a patio door opens out onto a Southerly facing balcony which gives an attractive elevated view over this part of central Swanland.

##### BEDROOM 2

12'6" x 9'8" (3.81m x 2.95m)

Window to the front elevation and built-in wardrobe with sliding front.

##### BEDROOM 3

12'3" x 7'9" (3.73m x 2.36m)

Window to the rear elevation and cupboard with sliding front.

##### BEDROOM 4

7'9" x 8'1" (2.36m x 2.46m)

Window to the rear elevation.

##### SHOWER ROOM

9' x 5'9" (2.74m x 1.75m)

Recently refitted with a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, walk-in shower enclosure with overhead shower, further hand shower and glass screen, fully tiled walls and floor, and window to the side elevation.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with a concrete flagged driveway providing parking for two cars, one of which would be under the covered carport. A further car can be fitted on the brick setts to the front of the property.

##### GARAGE/UTILITY

19'9" x 9'6" (6.02m x 2.90m)

Electric up-and-over door, side courtesy door and a window. With plumbing for a washing machine, supplied with light and power, and with a cold water tap.

##### REAR GARDEN

The rear garden is Southerly facing and mature with a paved patio adjacent to the living/dining room having a step down to a largely lawned garden with wide and well stocked flower borders. A high hedge to the rear and a brick wall to one side create a good level of privacy for the garden.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a hot air blown central heating system with the addition of a gas boiler for hot water.

##### 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).

##### 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 the 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



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.

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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