



Quick & Clarke

PROPERTY SPECIALISTS

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9 Northdale Park, Swanland, North Ferriby HU14 3RH
£375,000

- Prime cul-de-sac location
- Detached family home
- Over 1000 sq ft space
- Entrance hallway with WC
- Two reception rooms
- Modern kitchen with appliances
- Four bedrooms upstairs
- Beautifully tended gardens
- Driveway for multiple cars
- EPC: Awaited Council Tax: D

Positioned at the head of the cul-de-sac of Northdale Park, Swanland, this charming detached family home presents an exceptional opportunity for those seeking space, versatility, and style. Recently adorned with fresh decorations, the property boasts over 1000 square feet of well-designed living space, making it ideal for family life.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient WC. The ground floor features two inviting reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen, equipped with built-in appliances, is a delightful space for culinary enthusiasts and family gatherings alike.

Venturing to the first floor, you will find four generously sized bedrooms, providing ample accommodation for family members or guests. The modern five-piece bathroom adds a touch of luxury and convenience to daily routines.

The exterior of the property is equally impressive, with beautifully tended gardens that offer a serene outdoor retreat. The driveway provides off-street parking for several vehicles, leading to a single garage, ensuring practicality for busy households.

This home is truly ready to move into, allowing you to enjoy a comfortable lifestyle in a highly sought-after location. With its blend of modern amenities and charming features, this property is a must-see for anyone looking to settle in a vibrant community. We highly recommend scheduling a viewing to fully appreciate all that this delightful home has to offer.

LOCATION

Northdale Park is located in the centre of Swanland, a small cul-de-sac position off Northfield and ideally positioned for the local amenities and facilities that the area has to offer.

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 HALLWAY

18'0" x 6'2" (5.49m x 1.88m)
A double glazed door from the side leads into the entrance hallway having attractive wood laminate flooring and staircase with balustrade leading to the first floor accommodation.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Two piece modern suite in white enjoys pedestal wash hand basin and low level w.c.

LOUNGE

16'9" x 12'1" (5.11m x 3.68m)
uPVC double glazed picture bay window to the front elevation and attractive fitted wood laminate flooring flows throughout this area. Modern fireplace housing living flame gas fire with granite back and hearth and TV aerial point. An opening leads into the dining room.

DINING ROOM

11'0" x 9'8" (3.35m x 2.95m)
With uPVC double glazed French doors leading out into the rear garden and attractive fitted wood laminate flooring flowing throughout. A door leads into the kitchen.

KITCHEN

18'0" x 7'4" (5.49m x 2.24m)
Having uPVC double glazed window to the rear and side elevations and uPVC door to garden. An extensive range of contemporary white gloss base and wall units including large pantry unit with contrasting work surfaces and splashbacks, five ring gas hob with oven and microwave combination, space for American fridge freezer and integrated dishwasher & washing machine, one and a quarter bowl sink unit with drainer and mixer tap. Attractive kitchen tiled flooring flows throughout this area.

FIRST FLOOR

LANDING

With useful storage cupboard and uPVC double glazed window to the side elevation. Access to loft.

BEDROOM 1

10'4" x 10'1" plus doorwell (3.15m x 3.07m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 2

10'2" to wardrobes x 10'2" decreasing to 7'9" to w (3.10m to wardrobes x 3.10m decreasing to 2.36m to)
uPVC double glazed window to the front elevation. Two sets of modern slide robes provide hanging and storage facilities Wood laminate flooring.

BEDROOM 3

9'10" max x 6'2" max (3.00m max x 1.88m max)
uPVC double glazed window to the front elevation and fitted wardrobe.

BEDROOM 4

8'7" x 6'7" (2.62m x 2.01m)
With uPVC double glazed window to the rear elevation.

BATHROOM

9'1" x 6'4" (2.77m x 1.93m)
With uPVC double glazed window to the side elevation. Five piece modern suite in white enjoys independent shower cubicle, panelled bath, low level w.c., pedestal wash hand basin and bidet all beautifully complemented with tiled splashbacks. All complemented by tiled flooring to contrast.

OUTSIDE

To the front of the property there is an open aspect low maintenance garden and a side block sett driveway provides off street parking and leads down to the single garage.

The rear garden is beautifully tended, gravelled for ease of maintenance, with planted areas providing an all seasons garden with plenty of seating area and offering a good degree of privacy - ideal for relaxing at the end of a busy day.

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 uPVC double glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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

AGENT NOT FOR BUYERS

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

