








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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Flat 4 Swanland Hall, Hall Park, Swanland HU14 3NW

Guide Price £185,000

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- Beautiful Grade II Listed converted residence
- Electric gated entry
- No forward chain!
- First floor beautifully presented apartment
- Bespoke Breakfast Kitchen
- One/Two reception rooms
- Two Bedroom and luxurious Bathroom
- Swimming pool, communal grounds, garage & parking
- Council tax band E
- EPC Rating E

This two bedroom luxurious first floor apartment is presented to the market with no forward chain. Forming part of a beautifully restored Grade II Listed Georgian residence, set in well tended grounds with residents parking, a garage and a stunning setting.

Swanland Hall is located off the highly desirable Tranby Lane area of Swanland village occupying gated and secure walled grounds with extensive lawned private gardens which provide an abundance of features and character. Residents also have use of a swimming pool.

The opulently styled accommodation offers deceptively spacious living with an abundance of truly superb fittings whilst retaining a wealth of period features. The apartment enjoys Entrance Hall which has a security system entry to the main door, bespoke Breakfast Kitchen with central island and a host of built-in appliances, Lounge with double doors which open into the Dining Room, a hidden oak unit conceals the fitted Study, a Bedroom with fitted furniture and a luxurious four piece Bathroom. Within the courtyard there is a single garage and an allocated parking space.

Viewing is a must to fully appreciate what life would be like living in such a beautiful, unique setting.

LOCATION

The property is located on Hall Park which is accessed via Tranby Lane. 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

ENTRANCE HALL

A door leads into the apartment which has a wall-mounted security system allowing access to the main front door.

DINING ROOM/BEDROOM TWO

15'6 x 15'3 (4.72m x 4.65m)
Sash window to the front elevation, beautiful oak cabinet with glazed doors with a side oak door which conceals the study. Double doors lead into the lounge. Was originally Bedroom Two but currently as a Dining Room.

STUDY

An abundance of fitted furniture and a desk.

LOUNGE

20'2 x 15'6 (6.15m x 4.72m)
Beautiful sash windows to the front and side elevations, feature fireplace which houses a living flame gas fire, period coving to ceiling, picture rail, and elegant architrave surrounding the double doors which lead into the dining room.

BREAKFAST KITCHEN

18'3 x 13'10 (5.56m x 4.22m)
A stunning, extensive range of bespoke ivory base and wall units with drawers, double storage unit and glass display cabinets with integral lighting. A feature chimney area with concealed cupboards houses the extractor and sits above the range cooker. The units are beautifully complemented by timber and granite worksurfaces incorporating a sunken sink unit with drainer and mixer tap, wall units, one with integral plate rack and a large matching centre island. Integrated dishwasher, fridge and freezer. All beautifully finished with feature flooring, original coving to ceiling and two sash windows to the side elevation. A truly stunning area to cook, eat and entertain!

BEDROOM

15'1" decreasing to 13'1" to wardrobes x 14'2" (4.60m decreasing to 3.99m to wardrobes x 4.32m)
Beautiful oak fitted wardrobes provide hanging and storage facilities, with two further fitted wardrobes for extra storage. Panelling to half height, feature coving, radiator concealed in cabinet and beautiful feature fireplace with marble back and hearth, along with two sash windows to the front elevation.

BATHROOM

11'6 x 8'9 (3.51m x 2.67m)
An opulent bathroom suite all housed in beautifully carved wood features a bath area with integral lighting, mirrors and shelving to either side, a low level WC, a wash basin set into a large marble topped oak vanity unit with storage drawers and cabinets, and a walk-in shower cubicle. Half height oak panelling to the walls, attractive Amtico flooring and a sash window to the rear elevation.

EXTERNAL

The grounds which surround the property are absolutely stunning. Entry is via electric gates which have a security code, there is an extensive gravelled half-moon driveway which provides parking facilities.

The vast lawn to the front of the building has all-season planting providing a kaleidoscope of colour and texture from shrubbery and trees. A central water fountain is surrounded by planting and coach-lamps provide a special ambience. Further grounds surround the property and have so many seating areas and low maintenance garden areas; the perfect place to sit and relax at the end of the day. All of the gardens areas are maintained under the maintenance agreement.

Within the house is a door which leads down to the communal swimming pool. The pool is heated and maintained within the service charge. With tiled surround and two seating areas, it is available for all residents to use.

There is an allocated parking space and gates which lead to the single garage which is second from last on the left.

AGENT'S NOTE

The property was converted in 1994 and were provided on a 999 year lease. There is no ground rent to pay. The residents form part of the freehold company. The service charge includes buildings insurance, maintenance of the grounds, swimming pool and communal areas and is currently charged at £7,200 per annum.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band E.

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

EPC RATING E

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

FIRST FLOOR



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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