QUICK & CLARKE
The Property Specialists

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73 Northfield, Swanland HU14 3RG

Price £339,997

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

- Detached true bungalow
- Cul-de-sac
- Stunning property!
- Spacious Lounge/Dining
- Modern Kitchen
- FOUR DOUBLE Bedrooms
- Two Bathrooms & WC
- Good size driveway & Garage
- Stunning gardens
- EPC: D

Enjoying a prime cul-de-sac location we are delighted to present to the market this exceptional FOUR bedroom detached true bungalow. Enjoying uPVC double glazing and gas central heating the meticulously presented accommodation extends to over 1,000 square feet. Entrance Hallway with WC off, spacious Lounge/Dining Room, modern fitted Kitchen with a host of built-in appliances with Utility off, FOUR Bedrooms (one with En-Suite Shower Room) and modern House Bathroom. There is a superb private driveway providing ample off-street parking and leading to the Detached Garage. Viewing is a must on what is an amazing property!

LOCATION
Northfield is located off Main Street in Swanland and is ideally located for access to the village centre and further afield. 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 HALLWAY
From the side of the property a double glazed door leads into spacious entrance hallway, having access to loft.

CLOAKROOM
Two piece modern suite in white enjoying low level WC and wash hand basin.

LOUNGE DINING ROOM
22'11" x 12'7" max (6.99m x 3.84m max)
(22'11" x 12'7" decreasing to 9'8") uPVC double glazed picture bay window and further uPVC double glazed window to the front elevation. TV aerial point.

KITCHEN
12'2" x 8'8" (3.71m x 2.64m)
uPVC double glazed window to the side elevation and door leading into the utility room. An extensive range of beech shaker style base and wall units with worksurfaces and coordinating splashbacks. Stainless steel Siemens electric double fan oven with microwave combination and ceramic hob. Integrated dishwash and fridge freezer. Large storage drawers.

UTILITY ROOM
6'4" x 5'3" (1.93m x 1.60m)
uPVC double glazed door to the front elevation, space and plumbing for washing machine.

BEDROOM 1
11'4" x 10'4" (3.45m x 3.15m)
uPVC double glazed windows to the rear and side elevation enjoying a dual aspect. Modern fitted sliderobes providing hanging and storage facilities.

BEDROOM 2
10'2" to wardrobes x 7'5" (3.10m to wardrobes x 2.26m)
uPVC double glazed window to the rear elevation. Modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 3 / GUEST ROOM
9'4" x 7'9" (2.84m x 2.36m)
uPVC double patio doors to the rear elevation. Door into en-suite.

EN-SUITE
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys independent shower cubicle, wash hand basin and low level WC.

BEDROOM 4
11'4" x 10'5" (3.45m x 3.18m)
uPVC double glazed window to the side elevation.

FAMILY BATHROOM
5'6" x 5' (1.68m x 1.52m)
Modern two piece suite in white having pedestal wash hand basin and panelled bath, tiled to wet areas, extractor.

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.

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EXTERNAL
To the front of the property there is a beautiful open aspect garden which is predominantly laid to lawn and landscaped with an array of shrubbery and plants providing a kaleidoscope of colour and texture. There is a block sett driveway providing ample off-street parking with side planted border, and leading up to the brick built garage which has up & over door, power and light. Secure gated access leads into the garden.

A stunning garden providing a good degree of privacy. A block sett patio sweeps round to the property fringing onto the meticulously lawned garden, with well stocked borders and providing great outdoor space.

SERVICES
All mains services are available or connected to the property.

INSULATION
The vendor informs us that there is cavity wall and loft insulation.

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 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.
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