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**58 Northdale Park, Swanland HU14 3RH**  
**Offers in the region of £249,500**

- Modernised family home
- 2 reception rooms with open plan feel
- En-suite shower room to master bedroom
- Modern kitchen and bathroom
- Southerly facing garden
- Off-street parking and garage
- EPC Rating: C
- Council Tax Band: C

A beautifully presented and well-proportioned three-bedroom family house, ideally situated within one of East Yorkshire's most popular villages. Having previously undergone a programme of updates, this property offers a move-in ready opportunity with a thoughtful layout.

The ground floor boasts a bright, open-plan feel, linking the two reception rooms. The main living space offers a warm and cosy atmosphere and features a fitted wood-burning stove—a delightful focal point for cooler evenings. Practicality is assured with a modern fitted kitchen and a ground floor cloakroom.

Upstairs, the accommodation comprises three bedrooms. The main bedroom benefits from a useful en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.

Externally, the house provides valuable off-street parking, a garage, and a desirable Southerly facing rear garden, offering a pleasant space for outdoor enjoyment. The property further benefits from modern uPVC double glazing and gas central heating.

This attractive home offers a comfortable, established lifestyle in a premier village setting.

## LOCATION

The property is located on Northdale Park, which leads off from Northfield on this popular residential development situated on the North side of the extremely sought after village of Swanland.

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

14'2" x 2'11" (4.32m x 0.89m)  
Modern uPVC glass panelled front door and stairs to the first floor accommodation.

### CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin.

### LIVING ROOM

14' x 10'1" (4.27m x 3.07m)  
An attractive and well proportioned room with walk-in bay window to the front elevation, wood burning stove inset into fireplace with slate hearth and oak mantel above. Partially open plan into the dining room.

### DINING ROOM

10'11" x 9' (3.33m x 2.74m)  
uPVC patio door opening out onto the Southerly facing rear garden, laminate flooring and partially open plan into the kitchen.

### KITCHEN

10'11" x 7'5" (3.33m x 2.26m)  
A modern fitted kitchen offering a range of wall and base storage units with white fronts and complementing butcher's block oak work surfaces and ceramic tile splashbacks, four ring electric hob with glass splashback and extractor over, integrated oven, space and plumbing for dishwasher, inset one and a half bowl sink and drainer, Ideal Standard boiler concealed in wall unit, space for American style fridge freezer, uPVC glass panelled door opening onto the side drive and window overlooking the Southerly facing garden. Laminate flooring and large cupboard under the stairs which is shelved out for storage and currently has space and plumbing for a washer/dryer.

## FIRST FLOOR

### LANDING

### BEDROOM 1

10'11" x 9'9" (3.33m x 2.97m)  
Window to the rear elevation and built-in open wardrobe. A door leads through into:

### EN-SUITE SHOWER ROOM

5' x 3'10" (1.52m x 1.17m)  
Vanity unit with semi-recessed hand wash basin, inset mirror, shelf and storage units, shower cubicle with attractive shower board and thermostatic shower valve. Laminate flooring.

### BEDROOM 2

8'8" x 8' (2.64m x 2.44m)  
Window to the front elevation.

### BEDROOM 3

8'6" x 7'2" (2.59m x 2.18m)  
Window to the front elevation.

### BATHROOM

6'8" x 6'7" (2.03m x 2.01m)  
Whirlpool type bath, vanity unit with moulded hand wash basin and back to the unit w.c., partially tiled walls, chrome heated towel rail, window to the rear elevation and laminate flooring.

### OUTSIDE

The property is set back from the road with an area of open plan lawn to the front. A gravelled drive leads down the side of the property and provides ample parking for two cars, the present owner currently parking a caravan immediately in front of the garage.

### GARAGE

A brick garage with up-and-over door, side courtesy door and window.

### REAR GARDEN

Southerly facing and largely lawned with a patio area immediately adjacent to the dining room.

### 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

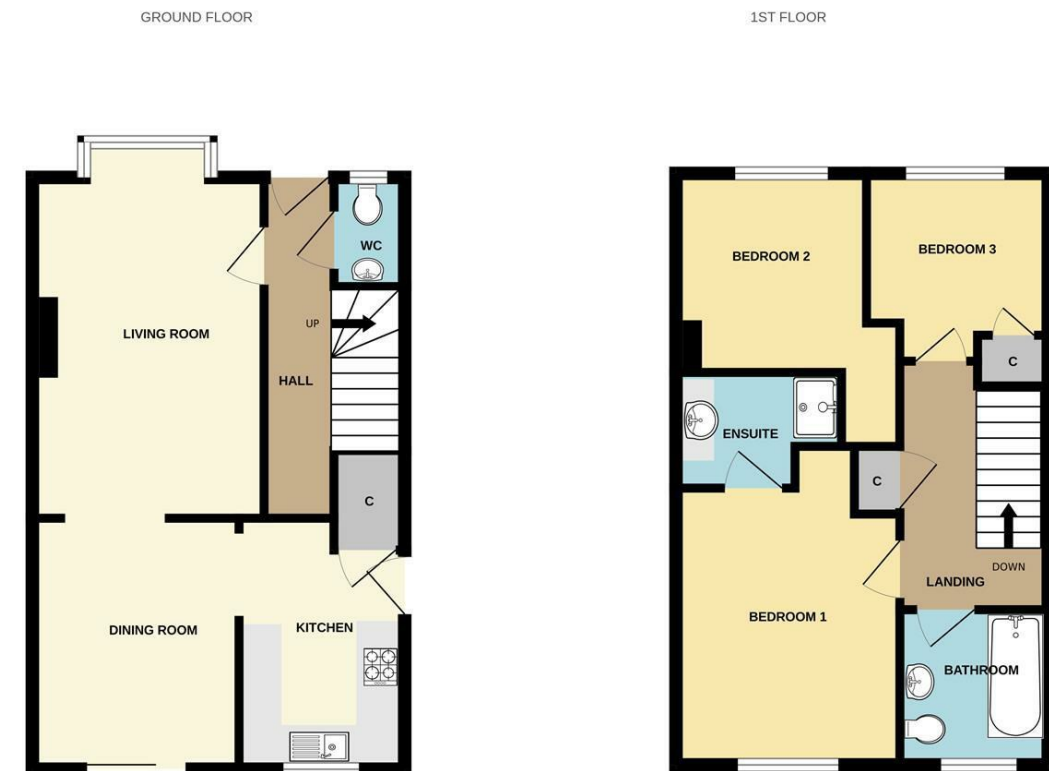
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

### 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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