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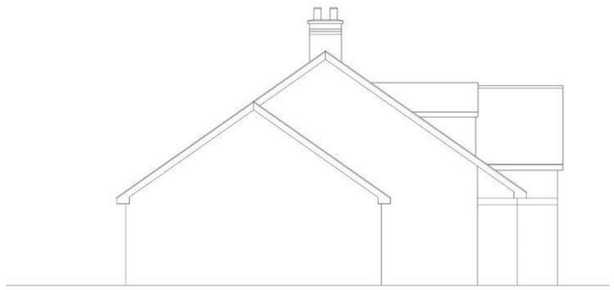
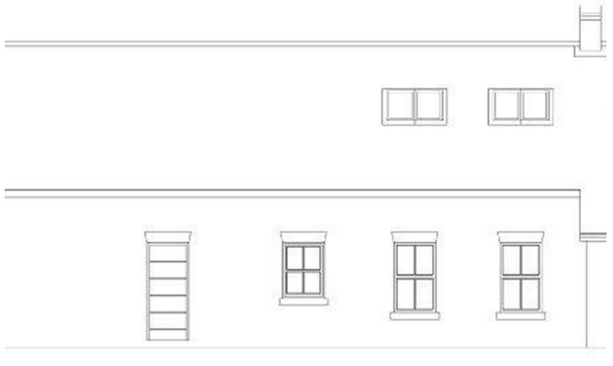


side elevation

QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



Cinnabar House, 2 Johnson Close, Swanland HU14 3RY

Guide Price £649,950

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

- New build detached house
- Four Bedrooms
- Three Bathrooms
- Stunning Living dining Kitchen
- Side garden
- Driveway
- Double Garage
- Exclusive development
- Reserve now to make this your own!

Located within this exclusive development built by Messrs D J Prescott Builders we are delighted to present to the market this exceptional detached family home. Boasting a south facing garden the property will be finished to modern exacting specifications. Enjoying uPVC double glazing and gas central heating the accommodation will enjoy Entrance Hallway, Lounge, superb Living Dining Kitchen, Study/Bedroom Four, Utility Room, House Bathroom and Bedroom Three. The first floor will have two Bedrooms both with En-suites. Gardens, driveway and DOUBLE garage.

LOCATION
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

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
15'7 x 16'4 (4.75m x 4.98m)

LIVING DINING KITCHEN
26' x 19'6 decreasing to 16'4 (7.92m x 5.94m decreasing to 4.98m)

UTILITY ROOM
7'8 x 7'8 (2.34m x 2.34m)

BATHROOM
7'8 x 7'8 (2.34m x 2.34m)

STUDY / BEDROOM 3
16'6 x 9'10 (5.03m x 3.00m)

DAY ROOM / BEDROOM 4
12'3 x 15'6 (3.73m x 4.72m)

FIRST FLOOR

BEDROOM 1
21'5 x 20' (6.53m x 6.10m)

ENSUITE
10'2 x 7'9 (3.10m x 2.36m)

BEDROOM 2
21'4 x 16'4 (6.50m x 4.98m)

ENSUITE
9'3 x 7'9 (2.82m x 2.36m)

EXTERNAL

GARAGE

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).

COUNCIL TAX
The Council Tax Band for this property will be confirmed.

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

1ST 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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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.