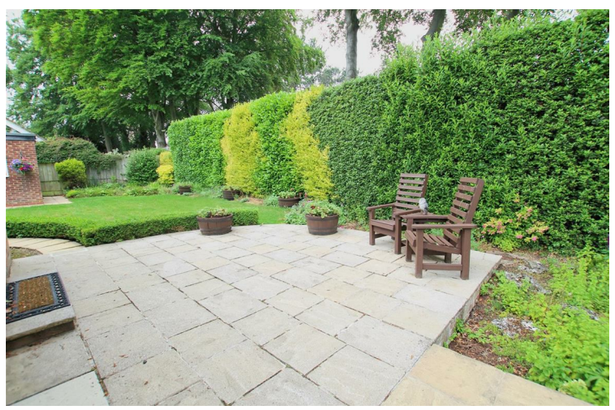

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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# 22 West End, Swanland HU14 3PE

## Offers Over £450,000

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

- Outstanding detached bungalow
- Over 1900 square feet
- Versatile accommodation
- Three/four bedrooms
- Three reception rooms
- Lovely gardens
- Extremely private plot
- Ample off-street car parking
- Double garage
- EPC: D

THE PROPERTY

This is an absolute gem of a bungalow, which extends to in excess of 1900 square feet and offers extremely versatile accommodation on a lovely secluded and private plot, yet which is located within the heart of this most sought after West Hull village. The accommodation offers three/four bedrooms with three reception room, lovely kitchen and spacious utility and stands on private gardens with double garage and ample off-street car parking.

## LOCATION

Swanland is one of the most prestigious addresses within the West Hull villages and benefits from a small range of facilities 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 is excellent.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### RECEPTION HALLWAY
18' x 13'6" (5.49m x 4.11m)
Double door approach, sealed unit double glazed window and radiator.

### LIVING ROOM
19' x 14'8" (5.79m x 4.47m)
Stone fireplace with open fire and tiled hearth, parquet flooring, panelled walls and ornamental beamed ceiling.

### SITTING/DINING ROOM
17'7" x 14'10" (5.36m x 4.52m)
Stone fireplace in open fire with stone hearth, parquet flooring, beamed ceiling, sealed unit double glazed bow window and radiator.

### KITCHEN
14'10" x 11'6" (4.52m x 3.51m)
A lovely kitchen overlooking the rear garden with a range of base and eye level units having timber effect work surfaces incorporating an electric double oven and hob, one and a half bowl single drainer sink unit, integrated microwave and tiled floor.

### UTILITY ROOM
15' x 9' (4.57m x 2.74m)
Base and eye level units with integrated freezer and wine fridge, plumbing for automatic washing machine, single drainer sink unit, sealed unit double glazed window, tiled floor and towel radiator.

### CLOAKROOM
Low level w.c., corner wash basin, sealed unit double glazed window, tiled floor and towel radiator.

### OFFICE/BEDROOM 4
12'5" x 8'10" (3.78m x 2.69m)
Fitted desk and bookshelves, French doors to garden, sealed unit double glazed window and radiator.

### INNER HALLWAY
Radiator.

### MASTER BEDROOM
15' x 12' (4.57m x 3.66m)
A range of fitted wardrobes, sealed unit double glazed bow window and radiator.

### EN-SUITE
10'10" x 6'10" (3.30m x 2.08m)
Panelled bath, wet room style shower with glass panel, low level w.c. and vanity wash basin, tiled floor and walls, chrome towel radiator and PVCu sealed unit double glazed window.

### BEDROOM 2
11'9" x 9'8" (3.58m x 2.95m)
Fitted wardrobes, sealed unit double glazed bow window and radiator.

### EN-SUITE
10'6" x 5'6" (3.20m x 1.68m)
Shower with glass panel, wash basin, bidet and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

### BEDROOM 3
French doors to rear garden and radiator.

## OUTSIDE

The property stands on an incredible plot which is deceptively private yet is located within the heart of this village close to the superb facilities that it has on offer. The bungalow is approached via a centrally located path to the front door having lawned gardens with rose beds and a large paved stone terrace with raised flower beds.

The side driveway offers excellent off-street car parking facility.

The rear garden is particularly well screened and is also lawned with flower beds, and has an ornamental pond with picturesque waterfall.

## DOUBLE GARAGE

20'8" x 18' (6.30m x 5.49m)
Electric remote control up-and-over door, personal access door, light and power laid on.

## 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 sealed unit Double Glazing.

## TENURE

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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

## EPC RATING

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

GROUND 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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