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

QUICK&CLARKE
The Property Specialists

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50 Wood View, Swanland HU14 3RQ

Offers Over £420,000

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- Bespoke Detached TRUE Bungalow
- No forward chain!
- Over 1,100 square feet of superb living
- Bespoke Dining Kitchen with built-in appliances
- Spacious Lounge with fireplace
- Three Bedrooms
- Two Modern Bathrooms
- Conservatory with glass roof
- Stunning gardens & DOUBLE Garage
- EPC: awaited

Enjoying a prime head of cul-de-sac location and presented to the market with no forward chain! The cul-de-sac was built by the previous owner who designed this Detached True Bungalow for themselves to reside in. Built in1986 and offering over 1,100 square feet of bespoke accommodation and enjoying uPVC double glazing, gas central heating, space and versatility!

The well presented accommodation enjoys Entrance Hallway, spacious Lounge, bespoke Dining Kitchen with a host of built-in and integrated appliances, Conservatory with glass roof enjoying undisturbed views over the garden. There are THREE Bedrooms (two with wardrobes), principal bedroom with superb contemporary Shower Room as well as a modern House Bathroom. The driveway provides parking and leads to the DETACHED DOUBLE Garage. The gardens are beautifully tended and offer great outdoor space. Viewing is a definite must!

LOCATION

From Main Street in Swanland turn right onto Northfield, then right onto Wood View following the road round, then left into the head of the cul-de-sac where the property is located. 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 entrance hallway having attractive wood laminate flooring and storage cupboard.

LOUNGE

15'9 x 14' plus bay (4.80m x 4.27m plus bay)
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation. TV aerial point, stone fireplace with wooden mantle, and coving to ceiling.

DINING KITCHEN

18'9 x 10'4 (5.72m x 3.15m)
uPVC double glazed window overlooking the conservatory and uPVC glazed door opening into the conservatory. An extensive range of oak shaker style base and wall units incorporating drawers and storage, with attractive black granite worksurfaces and modern tiled splashbacks. Stainless steel double electric oven with gas hob and extractor. Integrated dishwasher and cupboard housing the gas central heating boiler. All beautifully finished with tiled flooring.

CONSERVATORY

13'11 x 8'4 (4.24m x 2.54m)
Being of a Georgian design with tinted glass roof and uPVC double glazed French doors opening out onto the decking area. Tiled flooring and radiators.

BEDROOM 1

14'11 max x 10' (4.55m max x 3.05m)
(14'11 decreasing to 12'9 to wardrobes x 10') uPVC double glazed window to the rear elevation. Contemporary bedroom furniture with a walnut frame with ivory gloss inserts enjoys quadruple wardrobe, set of drawers and bedside cabinets. An opening leads into the en-suite.

EN-SUITE

7'6 x 4'10 (2.29m x 1.47m)
uPVC double glazed windows to the side elevation. A contemporary three piece suite in white enjoys good sized walk-in shower, vanity unit housing a dressing table, wash hand basin set with cupboards beneath and low level WC. Full height tiling with attractive glass mosaic border tiling, extractor, towel radiator and wall mounted vanity mirror with touch lighting.

BEDROOM 2

12'8 max x 10'6 (3.86m max x 3.20m)
(12'8 decreasing to 10'7 to wardrobes x 10'6) uPVC double glazed window to the front elevation. Modern fitted sliderobes in a walnut and ivory gloss finish provide hanging and storage facilities.

BEDROOM 3

9'7 x 7'3 (2.92m x 2.21m)
uPVC double glazed window to the front elevation. Currently used as a study, would provide great space for working from home or as a guest bedroom.

HOUSE BATHROOM

10'5 x 7'7 (3.18m x 2.31m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys corner bath with mixer tap, low level WC and wash hand basin set in attractive vanity. Tiled splashbacks with attractive border tiling with chrome inserts.

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.

EXTERNAL

The rear garden is of very good proportions and features a block sett patio with dwarf ornamental wall, gravelled seating area and raised brick pond with water feature. Meticulously kept lawn and planted borders with path leading to the side. Gated entry leads to the front elevation and personnel door leads into the garage. Directly behind the garage is a timber shed and also a potting shed. The garden is well established and well maintained, and provides great outdoor space.

To the front of the property there is a gravelled garden providing parking which extends to the side, where a driveway leads down to the detached double garage.

DOUBLE GARAGE

19'1 x 17'10 (5.82m x 5.44m)
Electric up & over door, power and light, and providing potential storage in the roofspace.

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 is Band D.

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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