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QUICK&CLARKE
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# 51 Mill Rise, Swanland HU14 3PN

**£290,000**

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- Deceptively spacious
- Almost 1,400 square feet
- 2 ground floor bedrooms
- 2 first floor bedrooms
- L-shaped reception room
- Extended tandem garage
- Gardens to front & rear
- Outstanding village location, good amenities close by
- EPC Rating: Awaited
- Countil Tax Band: E

A deceptively spacious four bedroom property offering extremely versatile accommodation, having a large L-shaped reception room with kitchen, bathroom and two bedrooms at ground floor level along with two further bedrooms and cloakroom at first floor.

The property extends to approximately 1400 square feet and is in need of a degree of modernisation, but this is reflected in the extremely attractive asking price. Swanland is an extremely picturesque village with an excellent range of amenities and this property represents a super opportunity for a wonderfully flexible family home.

## 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 the motorway network to the West.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALL

Open plan staircase to first floor, built-in cloaks cupboard, heated air duct and PVCu sealed unit double glazed door.

### L-SHAPED LIVING ROOM

18' x 22' maximum narrowing to 11'9" (5.49m x 6.71m maximum narrowing to 3.58m)
Feature window and sealed unit double glazed patio door overlooking rear garden, polished stone fireplace and hearth with living flame gas fire and heated air ducts.

### KITCHEN

13'2" x 9'10" (4.01m x 3.00m)
Base and eye level units with roll edge work surfaces, built-in cupboard providing storage facility and housing the ducted air boiler, stainless steel single drainer sink unit, PVCu sealed unit double glazed window and door to outside.

### BEDROOM 1

13' x 10'10" (3.96m x 3.30m)
Fitted wardrobes, PVCu sealed unit double glazed window and heated air duct.

### BEDROOM 2

10'10" x 10' (3.30m x 3.05m)
Fitted wardrobes, PVCu sealed unit double glazed window and heated air duct.

### BATHROOM

8' x 5'5" (2.44m x 1.65m)
Panelled bath with electric shower over, wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and heated air duct.

## FIRST FLOOR

### LANDING

Two skylights, walk-in airing cupboard housing hot water cylinder with electric immersion heater, access to boarded eaves storage and heated air duct.

### BEDROOM 3

14'4" x 11'10" (4.37m x 3.61m)
Fitted wardrobes and drawers, PVCu sealed unit double glazed window and heated air duct.

### BEDROOM 4

12' x 12' (3.66m x 3.66m)
Built-in cupboard which also gives access to boarded eaves storage, PVCu sealed unit double glazed window and heated air duct.

### CLOAKROOM

Low level w.c., wash basin and sealed unit double glazed skylight.

### OUTSIDE

To the front of the property is a lawned garden with mature trees and flower beds having side tarmac driveway.

The rear of the house offers a large, private and south facing lawned garden which is well screened, along with a greenhouse.

### GARAGE

8'6" x 32'7" (2.59m x 9.93m)
The property benefits from an attached extended garage having up-and-over door with light and power laid on and personal access door to the rear garden.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a ducted air 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

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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.