



**12 Swallowfield Drive, Hull HU4 6UG**  
**£169,950**

- No onward chain & vacant possession
- Deceptively spacious three bedroom mid-terrace
- Southerly facing easy to maintain garden
- Off-street parking
- Cul-de-sac location close to playing field
- Highly regarded residential area
- Council Tax Band: C
- EPC Rating: C

Superb three bedroom mid-terrace property tucked away in a quiet cul-de-sac position in easy reach of major supermarkets, health club, the A63, local bus services and the park and ride service to Hull.

Offered to the market with no onward chain, this well-proportioned three bedroom house offers great potential. Situated on a small cul-de-sac, the property will be of interest to first time buyers and families alike. With a Southerly facing garden and off-street parking to the front, viewing of this property is highly recommended.

#### LOCATION

The property is located on Swallowfield Drive off Summergroves Way in this highly regarded residential area which lies to the east of Hessle and convenient for travel into Hessle and Hull.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

6' x 3'9" (1.83m x 1.14m )

uPVC front door with ornate glass panels and stairs to the first floor accommodation.

##### LIVING ROOM

15' x 13'4" (4.57m x 4.06m)

A well proportioned living room offering flexibility of layout, the focal point being an ornate carved fireplace housing a gas fire, laminate flooring, window to the front elevation and cupboard under the stairs.

#### BREAKFAST KITCHEN

13'3" x 9'8" (4.04m x 2.95m)

Offering a generous range of wall and base storage units with beech effect fronts, laminate work surfaces and ceramic tile splashbacks, gas oven and hob, stainless steel sink and drainer, space and plumbing for a washing machine and window to the rear aspect.

#### CONSERVATORY

9'9" x 9'1" (2.97m x 2.77m)

A superb extension having a Southerly aspect and with tiled floor and French doors opening out onto the rear garden.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

10'3" x 7'8" (3.12m x 2.34m)

Laminate flooring, window to the front elevation and large storage cupboard in addition to a bulkhead cupboard over the stairs.

##### BEDROOM 2

9'8" x 6'9" (2.95m x 2.06m)

Window to the rear elevation and laminate flooring.

##### BEDROOM 3

10'8" x 6'3" (3.25m x 1.91m)

Window to the rear elevation.

##### BATHROOM

7' x 6'1" (2.13m x 1.85m)

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath with separate thermostatic shower over and partially tiled walls.

##### OUTSIDE

To the front of the property is an allocated parking space, with a further shared visitors' space lying between No. 12 and No. 10.

The rear garden is Southerly facing and has been landscaped for ease of maintenance, the majority lying under concrete pavers. As a blank canvas it has a fenced perimeter, a shed for storage and a gate to the rear which provides direct access back onto Swallowfield Drive.

##### 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 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

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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.

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