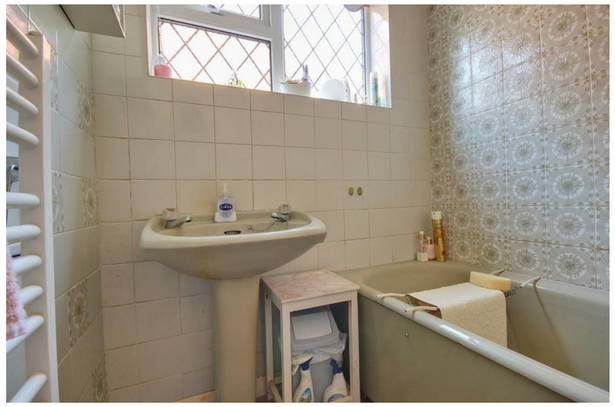

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QUICK & CLARKE

The Property Specialists

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East Riding of Yorkshire HU10 6AD
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www.quickclarke.co.uk

32 Wood View, Swanland HU14 3RQ

£325,000

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

- No onward chain
- Attractive cul-de-sac position
- Requiring some modernisation
- 2 reception rooms
- 3 bedrooms
- Relatively private rear garden
- Off-street parking & garage
- EPC Rating: Awaited

A beautifully laid out, much loved and well proportioned three bedroom bungalow requiring some modernisation and offered to the market with no onward chain. Having the benefit of two reception rooms, the property also has the flexibility of three bedrooms and could be further re-modelled by the new owner to their specific design. Situated in a cul-de-sac position in the much sought after village of Swanland, the property sits on an attractive plot in a leafy location which offers a good level of privacy to the well tended rear garden. With off-street parking and garage, viewing is highly recommended.

LOCATION

The property is located on the cul-de-sac forming Wood View which is accessed off Northfield in this attractive leafy position on the North-East side of the village of Swanland.

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

14'9" x 9' (4.50m x 2.74m)
Modern uPVC glass panelled front door, double storage cupboard and further cupboard housing the modern Worcester Bosch boiler.

LIVING ROOM

21'9" x 11'9" (6.63m x 3.58m)
A well proportioned dual aspect room with windows to both front and rear aspects. A Yorkstone fireplace houses a gas living flame fire (not tested) with matching hearth.

KITCHEN

12'5" x 8'10" (3.78m x 2.69m)
Offering a range of wall and base storage units with painted white fronts and laminate work surfaces, four ring gas hob with extractor over, ceramic tiled splashbacks, integrated oven, one and a half bowl sink and drainer, cupboard concealing the upright fridge freezer, space and plumbing for a washing machine, pantry, space for a small table and wide archway through to the garden room.

GARDEN ROOM

10'10" x 9'11" (3.30m x 3.02m)
An attractive room with windows to three aspects. Two doors lead out onto the rear garden and there is space for both dining and living room furniture.

BEDROOM 1

10'4" x 12'6" (3.15m x 3.81m)
Situated at the rear of the property with a window overlooking the garden and fitted wardrobes including a dressing table.

BEDROOM 2

11'10" x 9'5" (3.61m x 2.87m)
Built-in wardrobes with matching bedside units and window to the front elevation.

BEDROOM 3

11'10" x 6'4" (3.61m x 1.93m)
Window.

BATHROOM

5'4" x 5'4" (1.63m x 1.63m)
Currently with pedestal hand wash basin and enamelled bath with shower attachment over and tiled walls. Window to the side elevation.

There is the opportunity to knock through into the separate w.c.

W.C.

5'4" x 3'2" (1.63m x 0.97m)
Low level w.c. and wall hung hand wash basin, tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the cul-de-sac with a dwarf brick wall as a front boundary behind of which there is an area of lawn with wide and well stocked flower borders. A concrete drive leads down the side of the property and provides ample parking for at least three cars and leads up to the detached garage.

GARAGE

A brick detached garage with up-and-over door and window, and supplied with light and power.

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.

REAR GARDEN

A relatively private rear garden which is largely lawned with wide and well stocked flower borders and a large patio area adjacent to the garden room. A mature beech hedge provides the rear boundary and mature trees surround the property and neighbouring gardens which provides for an idyllic backdrop.

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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