



25a Queensbury Way, Swanland  
£475,000



**A HIDDEN GEM!!** - This discreetly located Detached 4 Bedroom House sits on a mature plot of approximately 0.35 acres. **MUST BE VIEWED!!**

### INTRODUCTION

We are delighted to offer this Detached House to the open market, hidden from sight off Queensbury Way and approached from a private drive. The property sits well on a mature well stocked plot of approximately 0.35 acres and enjoys a west facing rear garden. The accommodation has been planned to take full advantage of the rear garden and briefly comprises: Entrance Hall, Living Room, Study, Dining/Sitting Room, Breakfast Kitchen, Utility Room and ground floor Shower Room. To the first floor are 4 Bedrooms (2 fitted) and a large Bathroom. Externally, a large gravelled front drive has a turning area and access to a Garage and car port. There is scope for further expansion (subject to planning consent) to the existing property. We highly recommend viewing this excellent home.

### LOCATION

The picturesque village of Swanland is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/M62 motorway link. There are train stations at the nearby villages of North Ferriby & Brough.

### ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A delightful Entrance Hall with ceramic tiled floor features a turning staircase with under stair cupboard, radiator.

### LIVING ROOM 15'9" + bay x 12'10" max (4.80m + bay x 3.91m max)

Charming main Reception room with views of the rear garden; featuring a bay window, beamed ceiling and brick open fireplace, radiator. Leads into:

### STUDY 7'10" x 4'9" (2.39m x 1.45m)

A perfect quiet space which overlooks the rear garden. Has radiator and access to large storage cupboard.

### DINING ROOM 15'9" x 12' max into large recess (4.80m x 3.66m max into large recess)

Spans the length of the property featuring french doors opening out onto the rear garden. Has ceramic tiled floor and radiator.

### BREAKFAST KITCHEN 12'2" x 12' (3.71m x 3.66m)

This well fitted breakfast kitchen offers an extensive range of oak fronted floor and wall units with breakfast bar; integrated double electric oven, induction hob unit & extractor hood; plumbed for dishwasher; stainless steel double drainer sink unit; radiator. Leads into:



### **UTILITY ROOM 12'2 max x 5'4 (3.71m max x 1.63m)**

With fitted floor unit, plumbing for automatic washing machine, ceramic tiled floor, radiator. Leads into:

### **REAR PORCH**

With security door offering access to the rear garden. Leads into:

### **SHOWER ROOM**

Incorporating a three piece beige suite of plumbed shower cubicle, wash hand basin & WC, radiator.

### **FIRST FLOOR**

#### **LANDING**

A light and airy landing space having a large window, storage cupboard and radiator.

### **BEDROOM 1 14'3 max x 8'8 (4.34m max x 2.64m)**

Views over grounds and featuring fitted wardrobes to two walls, radiator.

### **BEDROOM 2 13'11 max x 7' (4.24m max x 2.13m)**

Also has views over grounds and fitted wardrobes, radiator.

### **BEDROOM 3 12'3 x 10'10 (3.73m x 3.30m)**

Has window to side elevation, "velux" style window, timber clad ceiling and part clad walls, radiator.

### **BEDROOM 4 10'1 x 6'11 (3.07m x 2.11m)**

With radiator.

### **BATHROOM 12'6 x 5'6 (3.81m x 1.68m)**

A large Bathroom with cream suite incorporating panelled bath with shower

attachment, pedestal wash hand basin & low flush WC, radiator.

### **GROUND**

Approached from a private drive between 25 & 27 Queensbury Way, the drive opens out into a front garden with shaped lawn and herbaceous borders and a substantial gravel drive with turning area and offering multiple parking facilities and access to a separate garage and car port which is attached to the property.

The substantial west facing rear garden features a shaped lawn, summerhouse, mature herbaceous borders and trees.

### **OUTLINE PLANNING PERMISSION**

Outline Planning Permission has been granted for an individual single storey dwelling, subject to conditions. The planning does not offer a secondary access to the site. Further information can be found on the East Riding Planning Website [www.eastriding.gov.uk/environment/planning-and-building-control/planning-permission/view-and-comment-on-planning-applications/](http://www.eastriding.gov.uk/environment/planning-and-building-control/planning-permission/view-and-comment-on-planning-applications/) using reference: 18/02525/OUT

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has a mixture sealed unit double glazing and single glazing.

**COUNCIL TAX** - The property lies within Band E (East Riding Of Yorkshire Council)

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **VIEWINGS**

Strictly by appointment with the sole agents

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENTS NOTES**

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the

vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

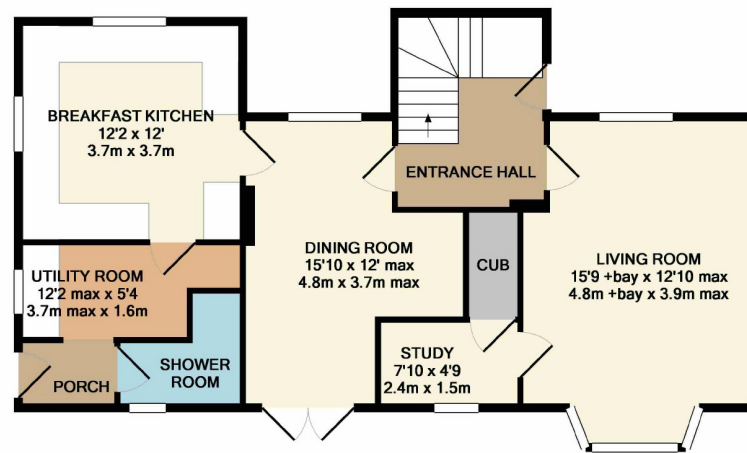
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.



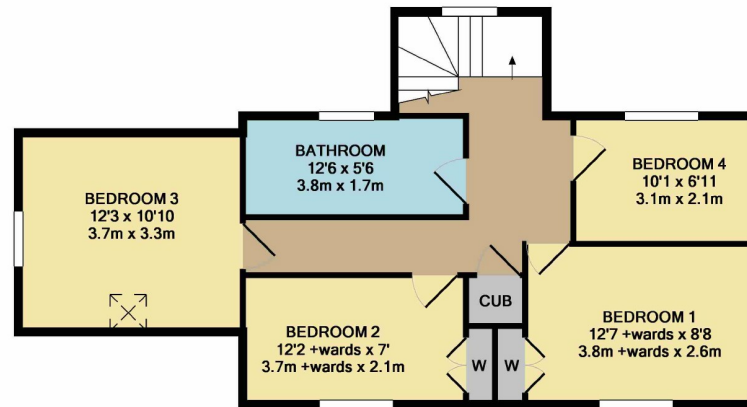








GROUND FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.2 SQ.M.)

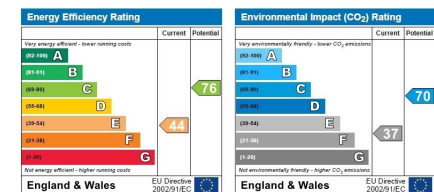


1ST FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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