



Swallowfield Drive, Hull, HU4 6UG
Offers In The Region Of £295,000


Bannister

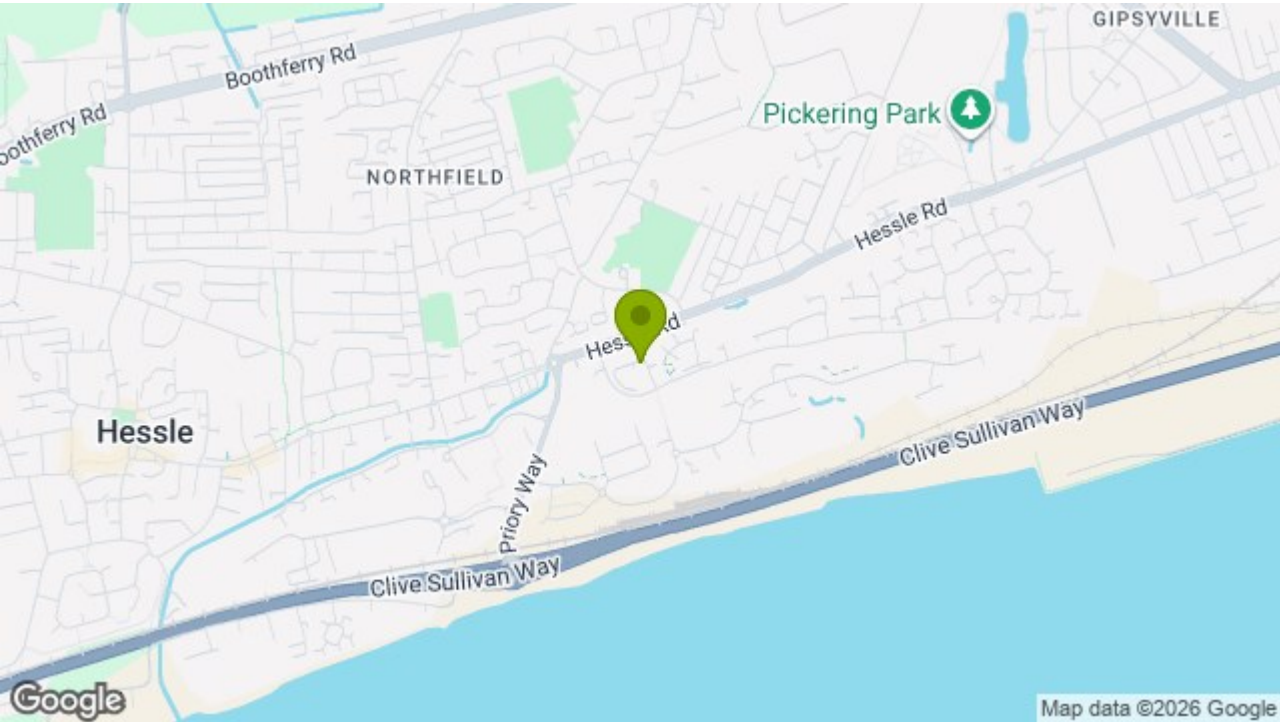
Swallowfield Drive, Hull, HU4 6UG

A beautifully presented family home situated in a sought-after location, offering stylish and well-proportioned accommodation throughout. The impressive dining kitchen opens into a bright sitting room, creating an excellent space for modern family living and entertaining. The property also benefits from sizeable bedrooms and a generous south-westerly facing rear garden with lawn and patio areas.

Key Features

- Detached Family Home
- Sought-After Location
- Modern & Contemporary
- Beautifully Presented Throughout
- Ample Parking
- Stunning Dining Kitchen
- South Westerly Facing Rear Garden
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR;

ENTRANCE HALL

LIVING ROOM

A beautifully presented living room with a feature media wall housing an electric fire and space for a large television. Further benefitting from a bay window to the front elevation and glazed double doors leading to the Dining Kitchen.

DINING KITCHEN

A stylish contemporary dining kitchen fitted with matt graphite units, contrasting work surfaces and a central island with breakfast bar and electric hob. Integrated appliances include a fridge/freezer, wine cooler, dishwasher and electric double oven. The generous dining area features striking acoustic wall panelling and recessed spotlights, with the space opening naturally into the adjoining sitting room to create an excellent setting for everyday living and entertaining.

SITTING ROOM

A bright and inviting sitting room, open from the dining kitchen and enjoying an abundance of natural light from windows to three sides. The room provides a comfortable additional reception space with recessed spotlights and direct access to the garden.

UTILITY ROOM

A handy addition to the property with matching units to the kitchen with integrated washing machine, access to the garage, rear garden and WC.

WC

With a vanity wash hand basin, concealed cistern WC and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with fitted wardrobes, window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a WC. Further benefitting from heated towel rail and a window to the front elevation.

BEDROOM 2

A further double bedroom with window to the front elevation.

BEDROOM 3

A generous double bedroom with click tiled flooring and a window to the rear elevation.

BEDROOM 4

A well-proportioned bedroom, neatly presented with ample space for bedroom furniture, benefitting from click tiled flooring and a window to the rear elevation.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a window to the front elevation and a heated towel rail.

EXTERNAL;

FRONT

With brick-set driveway, gravelled front and side with wrought iron fencing.

REAR

A generous south-westerly facing rear garden,

mainly laid to lawn with a brick-set patio adjoining the property, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by a combination of brick walling and fencing, with established boundary planting and a timber storage shed.

INTEGRAL GARAGE

With roller door, integral door, light and power supply.

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 the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line



with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 independent 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

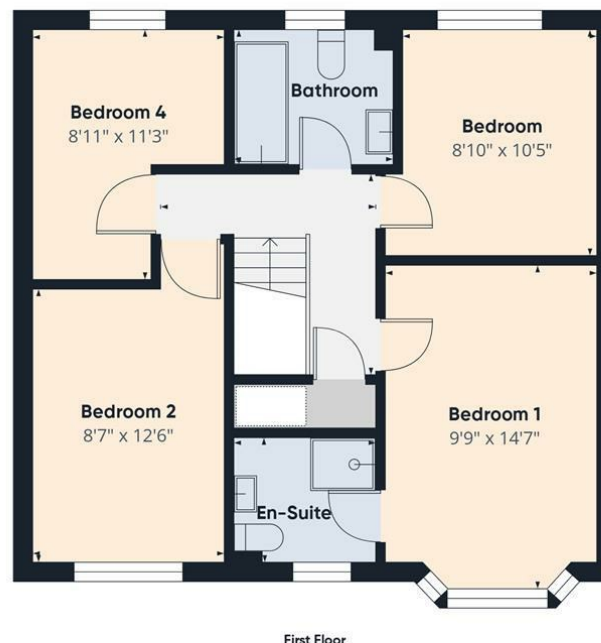
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents

they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd 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. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area^m
1307 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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