



Mill Road, Swanland, HU14 3PL
Offers Over £260,000


**Philip
Bannister**
Estate & Letting Agents

Mill Road, Swanland, HU14 3PL

Key Features

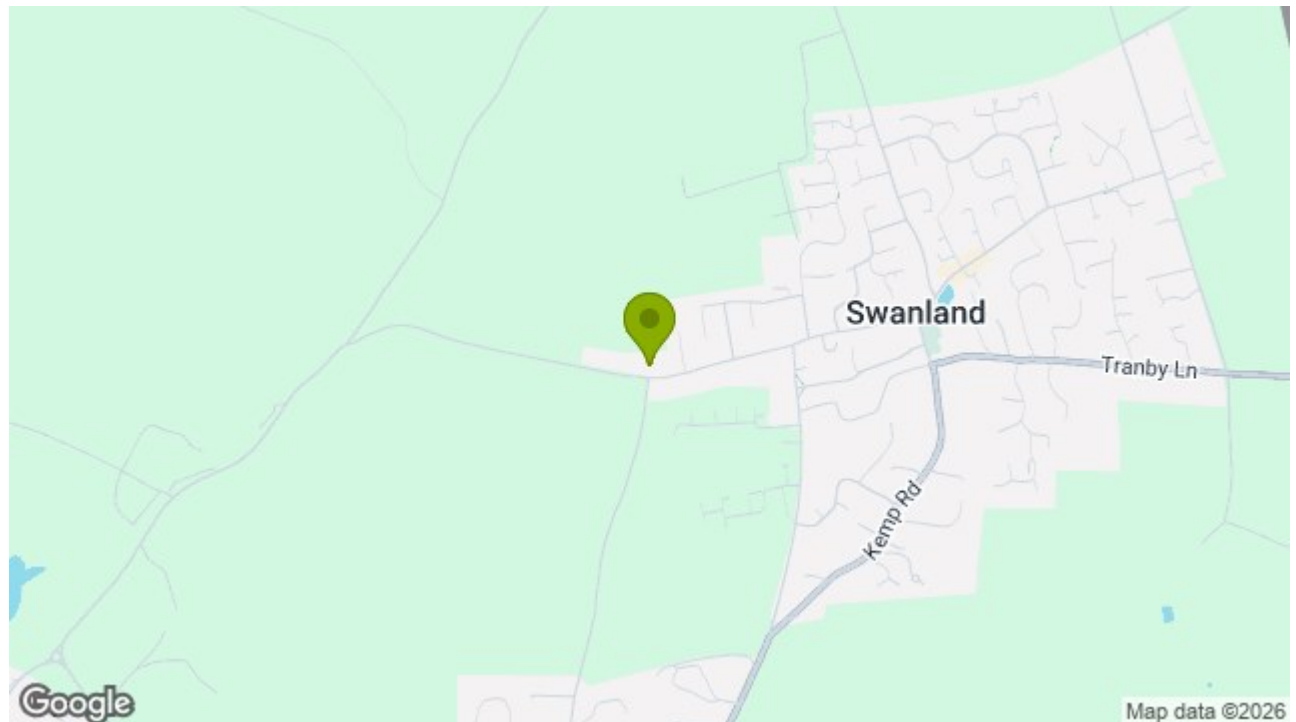
- Traditional Period Cottage
- Exclusive Village Location
- 3 Good Sized Bedrooms
- Gardens To Front & Rear
- 2 Reception Rooms + Conservatory
- Fitted Dining kitchen
- Rear Garden Enjoying Field Views
- Garage & Carport
- EPC = D
- Council Tax = D

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		
	63	85
England & Wales		
EU Directive 2002/91/EC		

Believed to be one of the oldest properties in the village, this former mill cottage—dating back to before 1893, offers charm, character, and slice of history. Set on the western edge of this sought-after village, the property enjoys open views across adjoining fields.

Inside, the home offers surprisingly spacious and flexible accommodation, including two reception rooms, a dining kitchen, conservatory, bathroom, separate WC, and three well-proportioned bedrooms. Period details such as exposed timber beams and a stunning cast-iron fireplace add to the cottage's distinctive appeal.

Outside, the property features gardens to both the front and rear, along with a parking area beneath a carport and an additional garage.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

DINING KITCHEN

18'4" x 11'0" (5.6m x 3.36m)

Allowing entry to the property through a uPVC part glazed door into a delightful cottage style kitchen featuring a tiled floor and an extensive range of wall and base units which are mounted with contrasting worksurfaces and a tiled splashback. A ceramic sink unit with drainer and extendable mixer tap sits beneath a window to the rear elevation, integral appliances include a gas hob with Neff stainless steel extractor above and a mid-height integrated double oven. There is space and plumbing for an automatic washing machine and space for an American style fridge freezer. There are feature beams to the ceiling, ample space for a large family dining table and internal doors to both the living room and bathroom.

LIVING ROOM

16'3" x 11'9" (4.95m x 3.58m)

An attractive reception room featuring a beautiful cast iron fire with a tiled hearth and wooden mantle. There is a window to the front aspect through to the conservatory with a door leading in. Additional features include picture rails and ceiling rose.

CONSERVATORY

11'1" x 11'2" (3.39m x 3.41m)

Constructed of uPVC double glazing with a tiled floor. There are double doors opening to the garden.

SITTING ROOM

16" x 9'7" (4.88m x 2.92m)

Another light room with a variety of uses including a second sitting room, study or children's playroom. There is a large window to the front aspect, a wall mounted contemporary fireplace and a staircase with a large storage cupboard beneath.

BATHROOM

6'2" x 9'5" (1.88m x 2.87m)

The bathroom is fitted with a four-piece suite comprising a free-standing bath with separate mixer tap, double width walk-in shower enclosure with thermostatic shower, WC and wash basin. There are tiled walls and flooring plus a ladder style radiator.

FIRST FLOOR

LANDING

Arranged over a split level and allowing access to the accommodation at first floor level. There is a large storage cupboard and loft access.

BEDROOM 1

12'4" x 9'9" (3.76m x 2.97m)

A front facing double bedroom with a window overlooking the garden. A built-in airing cupboard houses the recently installed boiler.

BEDROOM 2

16'7" x 8'9" (5.05m x 2.67m)

A second double bedroom with a large window overlooking the front garden, laminate flooring.

BEDROOM 3

11'1" x 7'7" (3.39m x 2.32m)

Stepping down to the third bedroom which enjoys quite spectacular views over open fields to the rear. A further feature of this room is the beamed ceiling.

W.C.

Fitted with a two piece suite of WC and wall hung basin. There is an opaque glass window and a beam to the ceiling.

OUTSIDE

FRONT

Access to the front garden is through a wooden gate. The front garden is laid mainly to lawn with a patio area extending from the conservatory, access to the property can be gained through the conservatory. To the boundary of the garden there are mature hedges and borders

REAR

Accessed to the side of the garage along a pathway which opens up to a lawned garden with hedging boundaries, mature shrubs and a raised decking where there is a summerhouse and fabulous views over open fields.

GARAGE & CARPORT

A shared side driveway leads to a single garage with carport to the side.

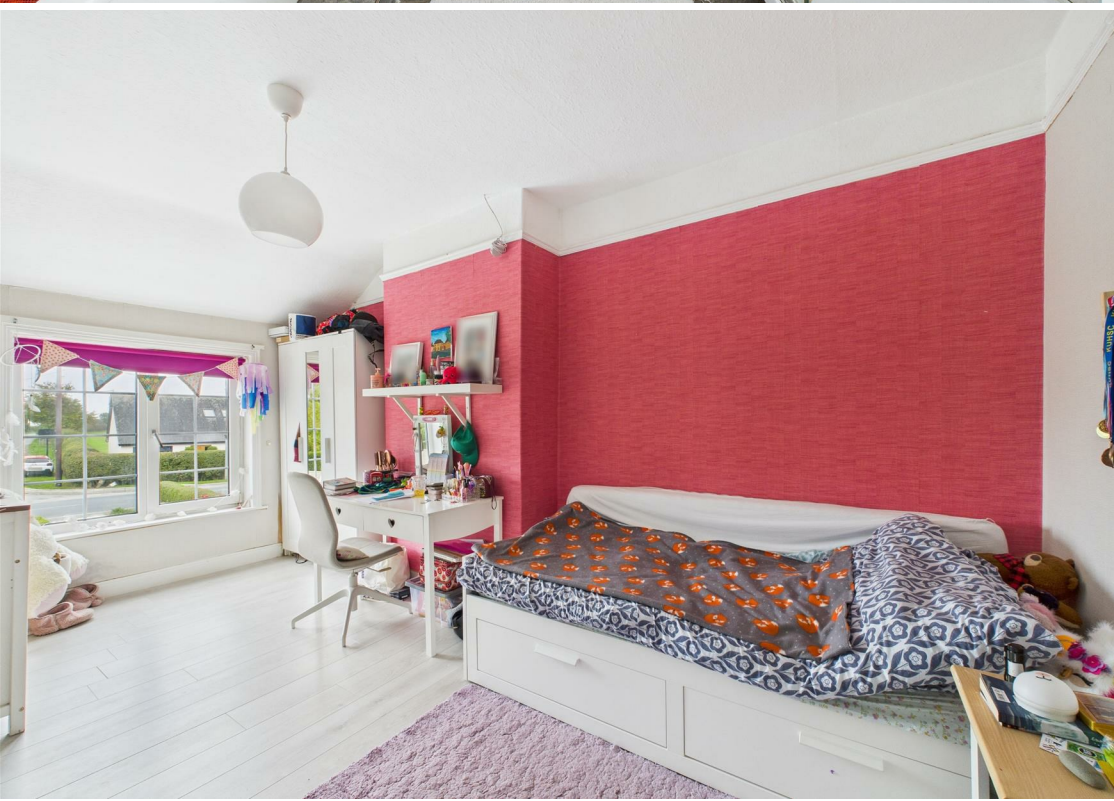
GENERAL INFORMATION

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 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 D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.



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.

VIEWINGS

Strictly by appointment with the sole agents.

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 in-house 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.

AGENT 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 NTSEAT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents