

Northfield, Swanland, HU14 3RG

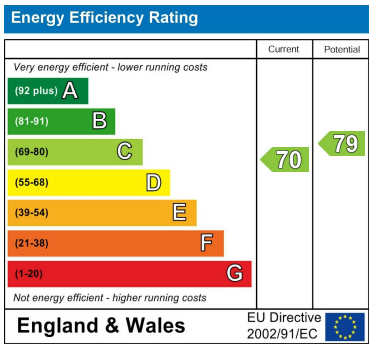
£495,000

Philip Bannister

Northfield,
Swanland, HU14 3RG

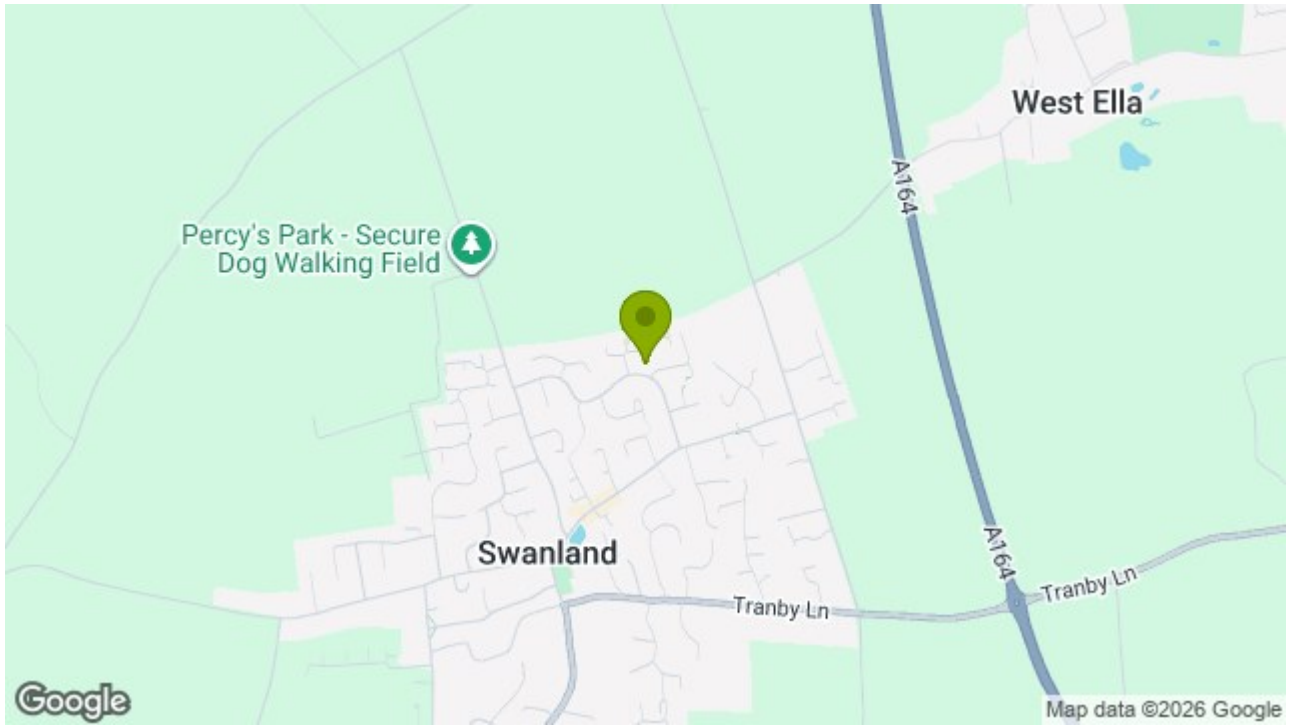
Key Features

- Substantial Extended Detached Family Home
- Fabulous Breakfast Kitchen With Central Island
- Three Double Bedrooms To First Floor
- Versatile Ground Floor Bedroom
- Generous Driveway, Garage And Attractive Gardens
- Spacious Lounge And Separate Study
- Separate Utility Room & WC
- Highly Desirable Swanland Village Location
- EPC = TBC / Council Tax = E



This impressive detached home provides substantial family-sized accommodation, having been significantly extended and enhanced by the current owners over recent years. Ideally positioned within the highly desirable village of Swanland, the property is set nicely back from the roadside and approached via a generous block paved driveway providing excellent off-street parking. The accommodation opens with a useful entrance porch leading into a welcoming entrance hall, with a spacious lounge and separate study positioned to either side. The heart of the home is undoubtedly the fabulous breakfast kitchen, complete with central island and opening directly into a pleasant day room, creating an excellent space for both everyday family life and entertaining. There is also a separate utility room, cloakroom/WC and a versatile ground floor bedroom, which could equally be utilised as an additional reception room or guest accommodation.

To the first floor are three well-proportioned double bedrooms, with the impressive principal bedroom featuring a comprehensive range of fitted furniture and a beautifully appointed en-suite bathroom. The second bedroom benefits from its own adjoining dressing room, while a stylish shower room serves the remaining bedrooms. Outside, the generous block paved driveway provides ample parking and access to the garage, while the rear garden is predominantly laid to lawn and complemented by two attractive patio areas, providing a pleasant setting for outdoor relaxation and entertaining.








ACCOMMODATION
The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH
Allowing access to the accommodation through a composite entrance door, the porch has an internal door leading to:

ENTRANCE HALL
The spacious and welcoming entrance hall allows access to the principal rooms of the property. There is a staircase which leads to the first floor accommodation.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and vanity wash basin mounted upon a fixed storage unit with feature splashback tiling.

LOUNGE
A generously proportioned front facing reception room with a large picture window.

STUDY
A useful space for home working, there is a window to the front elevation.

BREAKFAST KITCHEN
The modern kitchen is fitted with a comprehensive selection of high gloss wall and base units with contrasting worksurfaces positioned beneath a tiled splashback. There is a matching central island providing additional storage. A ceramic 1½ bowl sink unit with mixer tap sits beneath a window to the side elevation. A range of integral appliances includes a five ring gas hob with concealed extractor hood, double oven/grill and dishwasher, together with space for an American-style fridge freezer. There are windows to the side and rear elevations, space for a dining table, a door leading to the side entrance and an opening to:

DAY ROOM
A pleasant living space positioned off the kitchen, with French doors opening onto the rear garden.

UTILITY ROOM
Fitted with wall and base units, worksurface and space and plumbing for an automatic washing machine.

SIDE ENTRANCE
With a uPVC door providing access from the side of the property. An internal door leads to the garage.

BEDROOM 4
A versatile ground floor bedroom with high level window. The room offers excellent flexibility to accommodate guests or to be utilised in an alternative way as a further reception room.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in storage cupboard and access to a loft hatch.

BEDROOM 1
A well appointed double bedroom with a comprehensive range of fitted wardrobes, overhead cabinets, bedside tables and dressing table. There is a window to the front elevation.

EN-SUITE
The en-suite is fitted with a WC, pedestal wash basin and panelled bath with thermostatic shower. There is tiling to the walls, a heated towel rail and a window to the rear elevation.

BEDROOM 2
A double bedroom with a window to the front elevation and access to:

DRESSING ROOM
A convenient dressing room with a window to the front elevation.

BEDROOM 3
A further spacious double bedroom with built-in storage cupboard and a window to the rear elevation.

SHOWER ROOM
A beautifully appointed shower room fitted with a three piece suite comprising WC, vanity wash basin mounted upon a fixed storage unit and corner shower enclosure with thermostatic shower and contrasting tiled inset. There is further wall tiling, a heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT
The property is set back from the roadside and to the front there is a substantial block paved driveway providing excellent off-street parking provisions and leading to the garage. There is an area of slate chippings together with a mix of timber fencing and hedging to the boundaries.

REAR
The rear garden is mainly laid to lawn with timber fencing to the perimeter. There is a large patio area adjoining the property together with a further patio area to one corner.

GARAGE
The garage is fitted with an automated folding shutter door, light and power. There is a wall mounted boiler and a window to the side elevation.

















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 E. (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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100











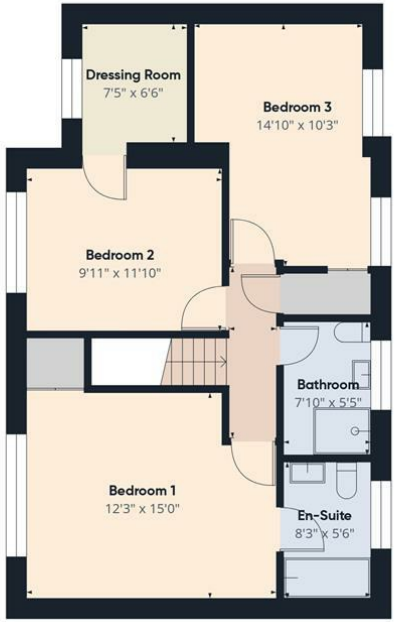








Ground Floor



First Floor



Approximate total area[1]

1922 ft²

Reduced headroom

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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