



North Drive, Swanland, HU14 3QU
£359,000


**Philip
Bannister**
Estate & Letting Agents

North Drive, Swanland, HU14 3QU

Key Features

- NO CHAIN
- Spacious Detached Bungalow
- Discrete Central Swanland Location
- 2 Fitted Bedrooms Plus Loft Room
- Attractive West Facing Plot
- 2 Reception Rooms + Conservatory
- Gardens, Double Garage & Driveway
- 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	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Nestled within an exclusive street in the heart of a highly sought-after village, this spacious two bedroom detached bungalow is offered to the market with no onward chain. The property occupies an attractive landscaped westerly plot, providing both privacy and ample outdoor space. Internally, the accommodation is well-proportioned and thoughtfully laid out, featuring a welcoming entrance hall, a front-facing lounge that flows into a dining room via an archway, and a well-appointed breakfast kitchen. A conservatory provides an additional living area with views over the mature rear garden, while two fitted bedrooms, a family bathroom, and a separate WC offer comfortable ground-floor living. A spiral staircase from the entrance hall leads to a loft room.

The outside space further enhances the appeal of this home, with established gardens to both the front and rear, the latter benefitting from a desirable westerly orientation. A block-paved driveway offers ample off-road parking and leads to a detached double garage, providing additional storage. This well-maintained bungalow offers a rare opportunity to acquire a home in a prime village location.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the spacious hallway features a spiral staircase and access to the internal accommodation.

BREAKFAST KITCHEN

The extended breakfast kitchen features a range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A composite sink unit sits beneath a window to the rear elevation, integral appliances include a double oven/grill, gas hob and extractor hood. There is a matching breakfast bar offering casual dining for up to four people. There is additional floor to ceiling storage cupboards and a further built in cupboard. A door leads to the side of the property and French doors open to:

CONSERVATORY

Extending to the rear of the property with views of the garden, the brick and uPVC conservatory features a tiled floor and French doors leading out.

LOUNGE

A well proportioned front facing reception room with a feature fireplace housing a living flame gas fire within a stylish surround. There is a large window to the front, glazed double doors from the entrance hall and an archway leading to:

DINING ROOM

With ample space for a six seater dining table and chairs. Double doors open to the conservatory.

BEDROOM 1

A double bedroom with a range of fitted wardrobes and matching bedside cabinets. There is a bow window to the front elevation, a window to the side and access to a useful WC.

W.C.

Fitted with a WC and wash basin.

BEDROOM 2

A second double bedroom with fitted wardrobes, drawers and matching bedside cabinets. There are two windows to the side elevation.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and electric shower. There is tiling to the walls and a window to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

LOFT ROOM

Benefitting from fitted wardrobes which provide ample storage, complemented by a dormer window overlooking the front elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden with established planting. An extensive block paved driveway provides off street parking which continues to the side of the property.

REAR

The delightful rear garden benefits from a westerly aspect and features a block paved patio directly adjoining the property. Predominantly laid with gravel, the garden is enhanced by mature planting throughout. Decorative circular patio areas provide additional seating space, while an allotment space is situated behind the garage.

DOUBLE GARAGE

The double garage is positioned towards the bottom of the driveway and features an up and over door, light and power.

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.





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.

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.

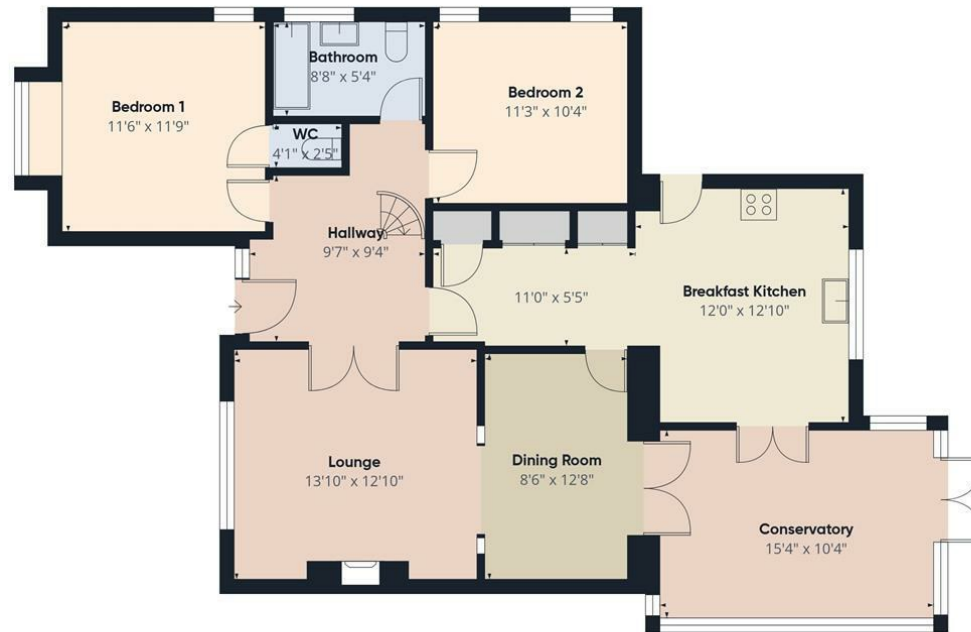
AGENT NOTES.

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



First Floor



Approximate total area⁽¹⁾

1279 ft²

Reduced headroom

31 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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