



Mere Way, Swanland, North Ferriby,
East Yorkshire, HU14 3QB

**INVITING OFFERS BETWEEN
£275,000 TO £295,000**

THREE DOUBLE BEDROOMS PLUS HUGE LOFT AREA TO THIS OUTSTANDING AND HIGHLY VERSATILE FAMILY HOME NESTLED IN THE HEART OF SWANLAND - THIS PROPERTY OFFERS A LOT TO A GROWING FAMILY WITH POTENTIAL FOR CREATING FOUR BEDROOMS PLUS LOFT AREA - JUST LOOK AT THE PHOTOS & FLOORPLAN!!!!





Summary: With central heating and UPVC double glazing, the property briefly comprises entrance hall, downstairs cloaks, open plan living/dining/kitchen, downstairs dining room/snug/bedroom 4 and utility area, to the first floor three double bedrooms, bathroom and storage cupboard plus landing with stairs leading to a huge loft area. Off-street parking to front and a sun kissed westerly facing garden to the rear.

Location: The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With stairs leading to the first floor.

Downstairs Cloaks: With w.c.

Dining Room/Snug/Bedroom 4: With built-in cupboards.

Open Plan Living/Dining/Kitchen: With a matching range of luxury base and eye level units, complementing work surfaces, tiles to splashback areas, integrated oven, hob and hood, sink unit, dishwasher, fridge and two sets of French doors leading to the rear garden.

First Floor

Landing: With stairs leading to loft area and storage cupboard housing the combi boiler.

Bedroom 1: Double. With fitted wardrobes.

Bedroom 2: Double. With built-in wardrobes.

Bedroom 3: Double. With built-in wardrobes.

Bathroom: With a four piece suite comprising pedestal wash hand basin, low level w.c., panelled bath and shower cubicle, full height tiling and heated towel rail.



Loft Area: With Velux window and further storage. To the knowledge of Beercocks, the loft area does not have building regulation approval.

Outside: Nestled at the end of a quiet cul-de-sac, the front of the property has a block paved driveway giving off-street parking. There is pedestrian access to a large westerly facing rear garden that is mainly laid to lawn with a fantastic outhouse with electrics. There are also two timber sheds and the garden offers a good degree of privacy.

Central Heating: The property has the benefit of central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Staff Disclaimer: We are required under Estate Agent's Act 1979 and the Provision of Information Regulations Act 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.



Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

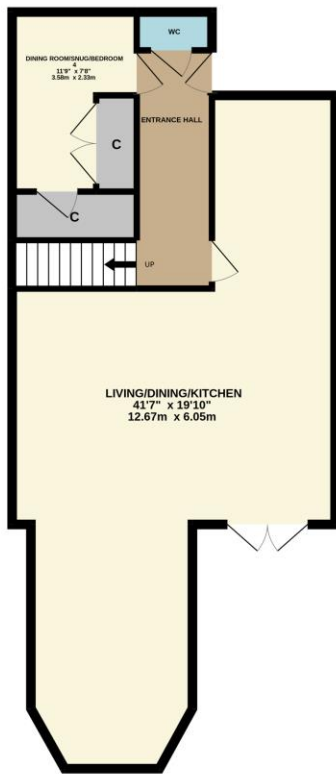
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

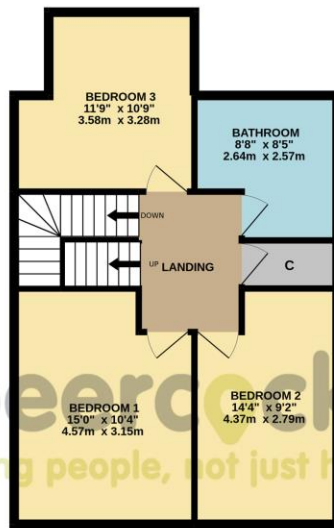
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our North Ferriby office on 01482 635635. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

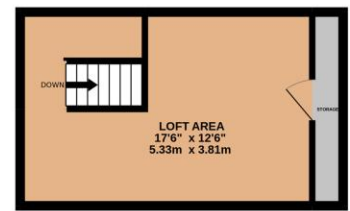
GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



beercocks
valuing people, not just houses

TOTAL FLOOR AREA: 1531 sq.ft. (142.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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