





Todds Close

Swanland, HU14 3NT

- SOLD WITH NO ONWARD CHAIN
- Large Open Plan Lounge / Diner
- Private Driveway & Detached Double Garage
- Close to Local Shops & Amenities
- Perfect Family Home
- Stunning Four Bedroom Detached Home
- En-Suite to Master Bedroom
- Great Sized Rear Garden with Decking Area
- Peaceful Village Location
- Viewing Highly Recommended



Offers in excess of £540,000







Positioned within the highly desirable village of Swanland, this impressive four-bedroom detached home offers generous living accommodation throughout and is available with no onward chain, making it an ideal opportunity for families looking to settle in one of the area's most sought-after locations.

Occupying a substantial plot, the property boasts excellent kerb appeal with a large front lawn, an extensive driveway providing parking for multiple vehicles, and a detached double garage. To the rear, the generous garden is perfect for both relaxing and entertaining, featuring a spacious decked seating area, a built-in brick barbecue, a large lawn, and convenient side gate access to the front of the property.

Internally, the home offers versatile and well-proportioned living space. The ground floor comprises a welcoming entrance hall, a spacious L-shaped lounge and dining area, a separate study ideal for home working, a convenient downstairs WC, and a generous kitchen offering plenty of storage and workspace.

Upstairs, there are four well-sized bedrooms, including a spacious principal bedroom complete with its own en-suite featuring a luxurious corner bath. The remaining bedrooms are served by a well-appointed family bathroom.

Situated in the heart of Swanland, this wonderful home enjoys all the benefits of village life while remaining exceptionally well connected. The village is renowned for its peaceful atmosphere, highly regarded local primary school and nursery, and excellent community feel. With easy access to the M62 motorway, commuting to Hull, Leeds, York and beyond is straightforward, making this an ideal location for both work and leisure.

Offering spacious accommodation, fantastic outdoor space, and an enviable village setting, this is a superb family home that must be viewed to be fully appreciated.

Entrance Hall
A light and welcoming entrance hallway featuring wood-effect laminate flooring and a bright, neutral decor.

Lounge Diner
19'7" x 23'4"
A superbly proportioned reception room offering ample space for both comfortable seating and family dining. Large windows allow plenty of natural light to fill the room, creating a bright and inviting living space perfect for everyday family life and entertaining.

Study
11'8" x 8'6"
A versatile room ideal as a home office, playroom or hobby room, offering flexibility to suit a variety of lifestyles.

Downstairs W.C.
7'6" x 3'9"
Conveniently located and fitted with a WC and wash hand basin.

Kitchen
11'10" x 18'4"
A generously sized kitchen providing an excellent range of worktop and storage space, with ample room for modern family living and direct access to the rear garden.

Bedroom 1
11'8" x 11'5"
A spacious principal bedroom overlooking the rear garden and benefiting from built in wardrobes and a private en-suite.

En Suite
7'3" x 6'7"
Fitted with a corner bath, WC and wash hand basin, providing a comfortable and practical private bathroom.

Bedroom 2
12'10" x 10'10"
A generous bedroom with plenty of space for bedroom furniture.

Bedroom 3
11'7" x 9'9"
Another well-proportioned bedroom, ideal for children, guests or as an additional home office.

Bedroom 4
10'11" x 10'6"
A good-sized fourth bedroom offering flexibility for growing families or those working from home.

Bathroom
8'5" x 7'0"
Well-appointed and serving the remaining bedrooms, comprising a bath, WC and wash hand basin.

Rear Garden
The rear garden is a fantastic size, mainly laid to lawn with a large decked seating area ideal for outdoor dining, a built-in brick barbecue, and side gate access to the front, creating an excellent space for families and entertaining alike.

Front Exterior
To the front, the property enjoys a substantial lawned garden alongside an extensive driveway providing off-street parking for multiple vehicles, leading to a detached double garage.

Additional Information
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - G
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

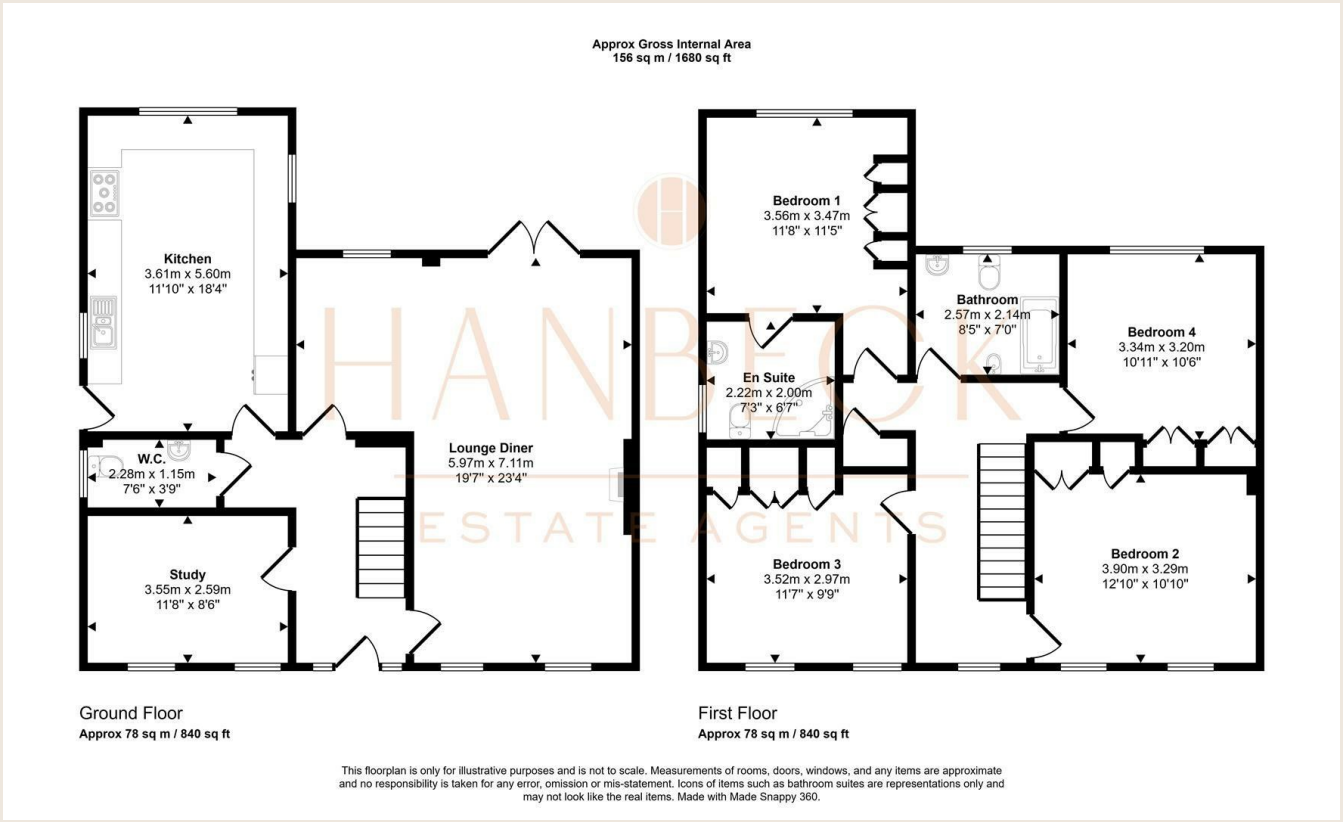
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.







Local Authority **East Riding of Yorkshire**
Council Tax Band **G**
EPC Rating









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.