



28 West Leys Park, Swanland, North Ferriby, HU14 3LS

FINE & COUNTRY



THIS SUPERB BESPOKE HIGH SPECIFICATION CONTEMPORARY PROPERTY PROVIDES THE BEST IN OPEN PLAN LIVING DESIGNED WITH LOW RUNNING COSTS IN MIND



Located just off Kemp Road, in one of the most desirable locations in the region, standing on a substantial south facing  $\frac{1}{4}$  acre plot with a wide frontage. This exceptional property provides versatile accommodation providing four/five bedrooms, five bathrooms featuring a superb master bedroom suite with large en-suite and dressing room. Particular features are the vaulted ceiling and mezzanine gallery.

Take a look at the video and photographs to fully appreciate this stylish property.

## 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 accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

## Entrance Hall

### Open Plan Living Dining Kitchen Area

This superb open plan living space features high vaulted ceiling and mezzanine gallery. A sitting area has full height windows and double French doors to the south facing patio and garden.

The dining area has a glass panelled and oak staircase with Karndean flooring throughout and underfloor heating.

The kitchen area has a comprehensive range of high gloss finish floor and wall cabinets with complementing quartz worktops and matching centre island unit. Single drainer one and a half bowl sink unit, integrated appliances include oven, microwave, warming drawer, induction hob with filter extractor and dishwasher. Large walk-in pantry with a range of fitted cupboards. Double doors to the living room.







#### Utility Room

Provides a rear entrance. Range of fitted cupboards housing the gas fired central heating boiler unit and hot water cylinder.

#### Downstairs WC

With wash hand basin.

#### Rear Hall

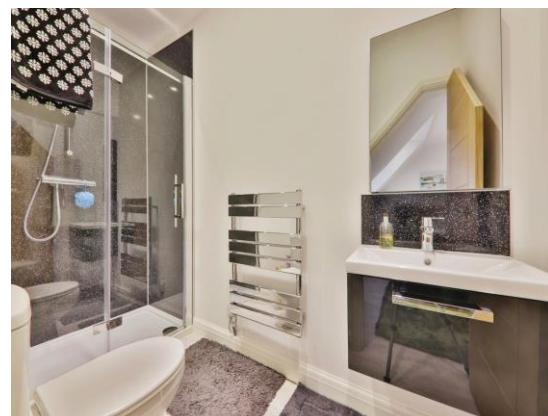
Has internal access to the garage and a secondary entrance to the front.

#### Ground Floor Shower Room

Adjacent to the sitting room/bedroom 5 which could provide an excellent guest suite or ideal for those with mobility issues. Includes a large walk-in shower, vanity wash hand basin and low level w.c. with complementing tiling.

#### Sitting Room/Bedroom 5

With a full width range sliding doors to a covered decking area. There's a feature media wall with inset T.V. and contemporary glass fronted fire.



#### Living Room

Inset fireplace with wood burning stove and double French doors to the south facing garden

#### First Floor

##### Mezzanine Gallery

With a south facing elevated aspect. An ideal environment to work from home with the benefit of fast business broadband.

##### Master Bedroom

With vaulted ceiling and two sets of double French doors to Juliet balconies.

### En-suite Dressing Room

With a comprehensive range of open fronted wardrobes, drawers and shelves.

### En-suite Bathroom

Partially separated bathing area with a free-standing bath, open plan to the shower room with large walk-in shower, vanity wash hand basin and low level w.c.

### Bedroom 2

With en-suite shower room comprising shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

### Bedroom 3

With en-suite shower room comprising walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail.

### Bedroom 4

With en-suite shower room comprising walk-in shower, vanity wash hand basin, low level w.c. and heated towel rail.

### Outside

The property stands particularly well, benefiting from a wide road frontage with the garden extending to the side. The front garden is mainly lawned, a double width driveway provides good easy access and parking in front of a substantial integral double garage 20' x 19'6" plus a large recess/laundry area with plumbing for automatic washing machine. There are two sets of electrically operated doors and side access.

The rear garden has been beautifully landscaped with outdoor entertaining in mind with a large overhang covered decking area plus a granite patio with large pergola seating area. The remainder of the garden is lawned with a variety of ornamental shrubs and plants.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Central Heating

The property has an underfloor gas fired central heating system to the ground floor and due to the high insulation qualities of this property a secondary electric system operates to the first floor which we are informed by the vendor is seldomly in use. The system is also zoned for maximum efficiency.

### Additional Features

The property has electrically operated blinds to the ground floor, and master bedroom, tinted windows providing privacy to the curtain wall windows and zoned flexible controlled lighting.

### Tenure

The property is freehold.

### 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 G.\*





### 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.

### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

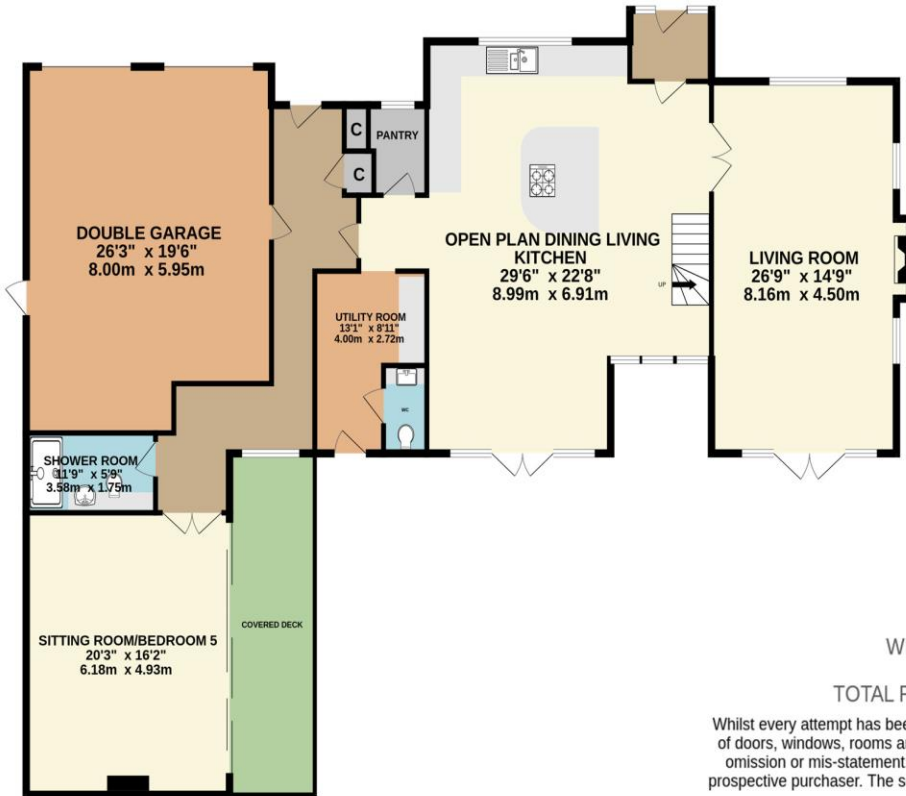
### Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
2276 sq.ft. (211.4 sq.m.) approx.

1ST FLOOR  
1732 sq.ft. (160.9 sq.m.) approx.

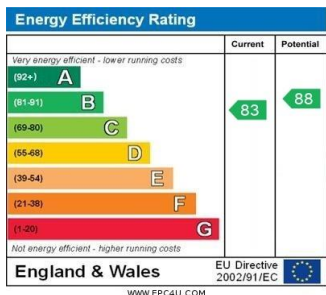


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TOTAL FLOOR AREA : 4008 sq.ft. (372.4 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

