



**Nursery Close
Swanland
North Ferriby
East Riding of Yorkshire
HU14**

Offers in Excess of £585,000

bettermove

Nursery Close North Ferriby

Bettermove are proud to present this 5 bedroom detached house in Swanland, available with no forward chain.

This property benefits from double glazing and an air source heat pump, with parking available via the driveway and a detached garage.

The council tax band is G.

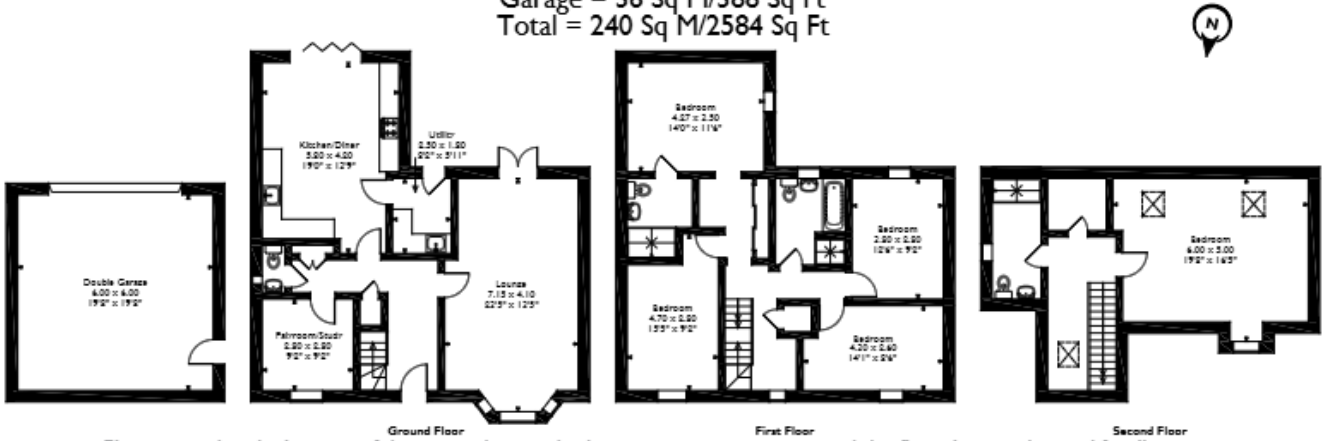
This property is situated over three floors and is beautifully presented throughout. The ground floor comprises a spacious living room, fitted kitchen/dining room, with attached utility, WC and a separate room, currently used as a sixth bedroom. Upstairs, you'll find four bedrooms, with one en-suite and a shower room, with the final bedroom and second shower room located on the second floor. The exterior boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the quiet village of Swanland, North Ferriby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Ferriby Railway Station, a variety of local bus routes, and quick access to the A63.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove,



Nursery Close, Swanland, North Ferriby
 Approximate Gross Internal Area
 Main House = 204 Sq M/2196 Sq Ft
 Garage = 36 Sq M/388 Sq Ft
 Total = 240 Sq M/2584 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	87
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	83
England, Scotland & Wales		
EU Directive 2002/91/EC		



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