



COLLINGWOOD COTTAGE
Main Street, Swine, Hull

**FRANK HILL
& SON**
(Auctioneers and Valuers) Ltd

Carter Jonas

COLLINGWOOD COTTAGE, MAIN STREET, SWINE, HULL HU11 4JE

- Skirlaugh 3.1 miles
- Hull 6.5 miles
- Beverley 12 miles

Entrance Hall • Sitting room • WC • Kitchen/
Diner • Master bedroom • Two further
bedrooms • Family bathroom • Outbuilding
EPC rating D

Collingwood Cottage is a traditional terraced cottage in the quiet hamlet of Swine. The accommodation in the property is well proportioned with a modern kitchen and bathroom. Further to this there is an open fire in the sitting room and two of the bedrooms benefit from built in wardrobes

The cottage benefits from oil central heating and a number of outbuildings. To the rear of the property there is a good sized garden promoting borders as well as a lawned garden and there is generous on street parking to the front.

The property is located in the small hamlet of Swine, 3 miles to the south of Skirlaugh village. Skirlaugh offers a range of services including; public houses, local stores and a primary school. The village also has good transport links to Hull.

A SURPRISINGLY SPACIOUS, TRADITIONAL, MID TERRACED COTTAGE IN A RURAL HAMLET.





ADDITIONAL INFORMATION

Tenure We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

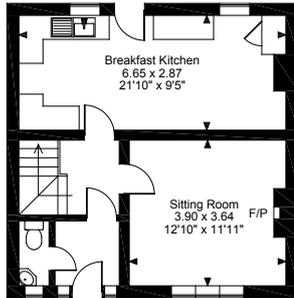
Restrictive Covenant There will also be an additional covenant not to occupy the property other than as a single private residential dwelling. The purchaser is to covenant not to erect any building or other structure on the land without the prior written consent of the vendor.

Viewing Strictly by appointment through the selling agents Carter Jonas T: 01904 558230, Frank Hill & Son T: 01964 630531.

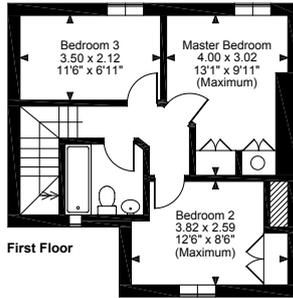
Directions to HU11 4JE From Skirlaugh head south on A165, take the first right after the village onto Swine Road, then bare left onto Skirlaugh Road. Turn right at the T junction onto Dancing Lane, then bare right onto Main Street. The property is on the right hand side, and is identified by a Frank Hill & Son for sale board.



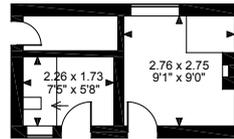
Collingwood Cottage, Main Street ,Swine, Hull
Approximate Gross Internal Area
Main House = 907 sq ft / 84 sq m
Outbuilding = 156 Sq Ft/14 Sq M
Total = 1,063 sq ft / 98 sq m



Ground Floor



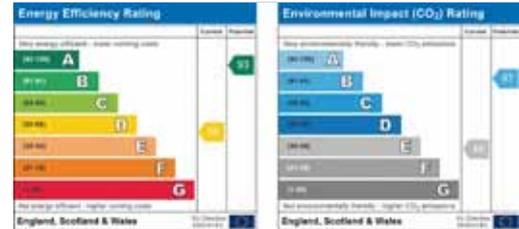
First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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IMPORTANT INFORMATION

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