

# Whitakers

Estate Agents



## 21 Swanland Butts Close, Hull, HU10 7JG

**£375,000**

A rare opportunity to acquire this deceptively spacious and beautifully positioned detached bungalow, tucked away at the end of a quiet cul-de-sac and occupying an impressive private corner plot in the highly sought-after village of Kirk Ella.

Extending to over 1,400 sq ft, this versatile home offers comparable - if not greater - living space than many four bedroom homes in the area—ideal for buyers seeking generous, flexible accommodation across predominantly one level, without compromise.

The property welcomes you via an entrance porch into a spacious central hallway, providing access to the majority of rooms. To the front sits a superb 19ft lounge, filled with natural light from a bay window, creating a warm and inviting living space. A separate dining room—equally suited as a bedroom—adds further flexibility.

The heart of the home is the impressive 15ft open-plan fitted kitchen/diner, perfect for modern living and entertaining, with patio doors opening directly onto the garden. A substantial utility room sits just off the kitchen, offering excellent additional storage and practicality.

The ground floor also features two well-proportioned bedrooms, both with fitted storage, alongside a stylish four-piece bathroom complete with walk-in shower and corner bath, plus a separate W.C. A standout feature

The accommodation comprises

Ground floor

Porch

UPVC double glazed door and windows, and tiled flooring. Wooden glazed door opening to :

Hallway



Central heating radiator, and built-in storage cupboard, Leading to :

Lounge 18'11" x 11'5" (5.79 x 3.48 )



UPVC double glazed bay window, two side windows, central heating radiator, gas fire with tiled inset / hearth and wooden surround, and French doors leading to :

Dining room / bedroom three 15'1" x 8'9" (4.62 x 2.69 )



UPVC double glazed window, and central heating radiator.

Bedroom one 13'10" x 13'3" (4.24 x 4.04 )



UPVC double glazed window, central heating radiator, and built-in and fitted wardrobes.

Bedroom two 11'10" x 10'0" (3.63 x 3.07 )



UPVC double glazed window, central heating radiator, and built-in storage cupboard.

### Kitchen / diner 15'1" x 14'4" (4.62 x 4.39 )



UPVC double glazed patio doors and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units,, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

### Utility 14'4" x 6'9" (4.37 x 2.08 )



UPC double glazed door and windows, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with drainer, and plumbing for a washing machine.

### Bathroom



UPC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a four-piece suite comprising panelled corner jacuzzi style bath, walk-in shower enclosure, vanity sink, and low flush W.C.

### W.C.

UPVC double glazed window, laminate flooring, and furnished with a low flush W.C.

### Second floor

### Loft room 14'4" x 12'11" (4.39 x 3.96 )



UPVC double glazed window, central heating radiator, and built-in storage.

### External



Externally, the property truly excels. The mature rear garden is a standout feature—private, well-established, and not overlooked—offering a peaceful setting with a paved patio area perfect for outdoor dining and relaxing in the warmer months. To the front, a walled garden and extensive driveway provide ample off-street parking and lead to a garage.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK233021900

Council Tax band - E

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 12 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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# Floor Plan



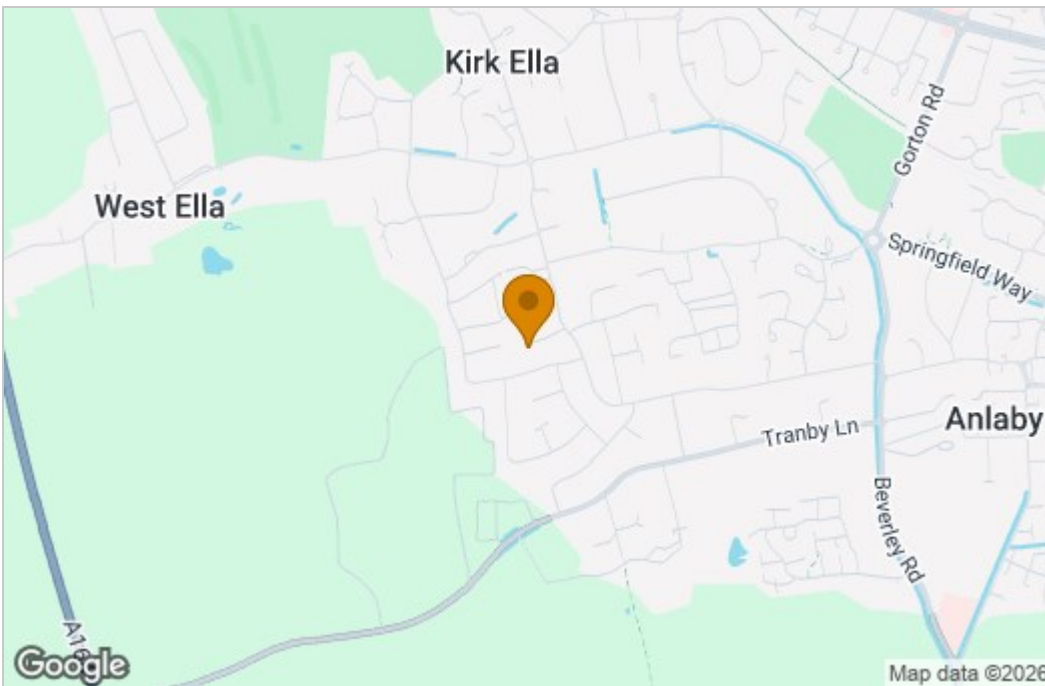
**Ground Floor**  
Floor area 125.3 sq.m. (1,349 sq.ft.)

**First Floor**  
Floor area 29.4 sq.m. (316 sq.ft.)

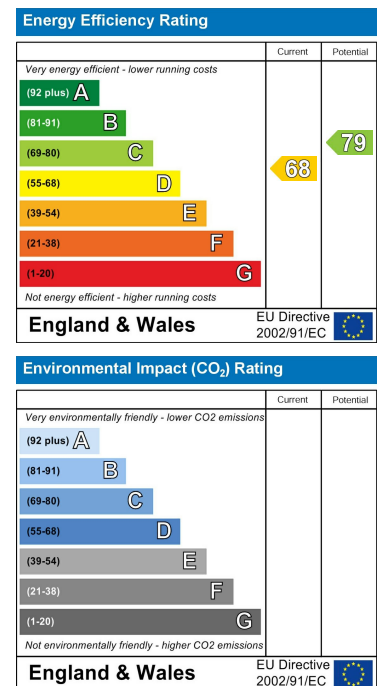
Total floor area: 154.7 sq.m. (1,665 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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