



*3 Swanland Butts Close, Kirk Ella, East Yorkshire, HU10 7JG*

- 📍 Semi-Detached Bungalow
- 📍 Impressive Bedroom Suite
- 📍 Spacious Lounge
- 📍 Council Tax Band = D

- 📍 New Windows & Doors
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = E

£345,000

## INTRODUCTION

Presenting a refined and stylishly finished semi-detached bungalow, this property stands out for its generous three-bedroom layout and sunny, south-facing aspect. The standout feature of the home is the principal bedroom suite, which provides a private and well-considered space complete with fitted wardrobes, a dedicated walk-in wardrobe, and a contemporary en-suite shower room. Two further double bedrooms offer versatility for guests or a home office, supported by a stylish family bathroom and a spacious entrance hall with integrated storage.

Designed for both comfort and functionality, the living areas include a breakfast kitchen equipped with a range of integrated appliances and a generous lounge that serves as a bright social hub, featuring double doors opening directly to the garden. The property has been significantly improved in recent years, with all windows and doors replaced between 2021 and 2024.

Externally, the home enjoys a desirable southerly orientation, with a lawned garden and patio positioned to capture the best of the daily sun. A driveway to the front and side leads to secure gates and a single garage complemented by external security lighting providing excellent security and parking. This is a rare opportunity to acquire a bungalow of this calibre with such a comprehensive array of accommodation.

## LOCATION

Swanland Butts Close is a highly desirable cul-de-sac situated off Mill Lane within the highly regarded village of Kirk Ella. The surrounding area has a main bus route and includes an excellent range of amenities with nearby shopping parades, retail parks and local supermarkets. Haltemprice Sports Centre is easily accessible and the well reputed St Andrews Primary School is situated 5-10 minutes walk away. Convenient access is available to Hull, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Composite residential entrance door to:



**ENTRANCE HALLWAY**

With storage cupboard situated off.



## LOUNGE

With feature fire surround housing a living flame gas fire. French doors (fitted 2021) open out to the rear garden.



## BREAKFAST KITCHEN

Super space with an extensive range of fitted units with complementing worktops incorporating a sink and drainer with mixer tap. Integrated appliances include an oven, induction hob with extractor above, fridge/freezer and dishwasher. There is plumbing for a washing machine and a discreet cupboard provides space for a tumble dryer. Windows to side and rear. External access door to rear.



## BEDROOM 1

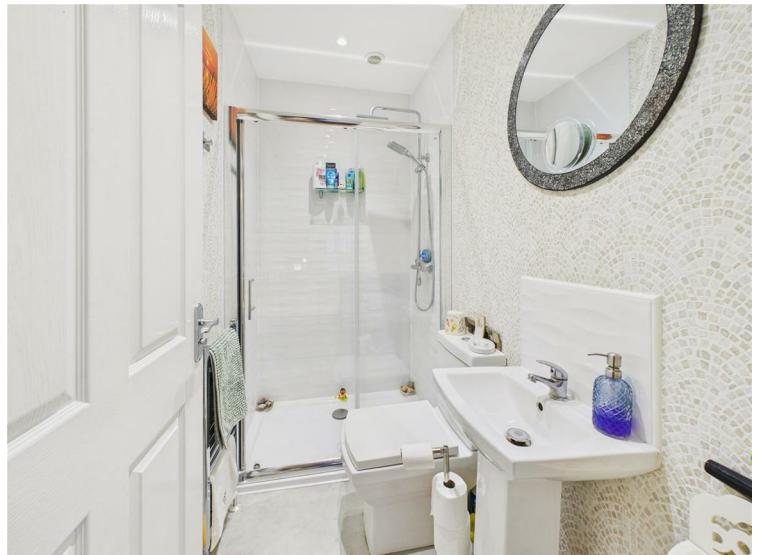
Offering a touch of luxury with fitted wardrobes, a walk in wardrobe fitted with hanging rails and shelving plus an en-suite shower room. Bow window to the front elevation.





### EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail.



## BEDROOM 2

With bow window to the front elevation and further window to side.



## BEDROOM 3

Window to side.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to side.



## OUTSIDE

Enjoying a desirable southerly orientation the garden is lawned with an extensive patio area positioned to capture the best of the daily sun. A driveway to the front and side leads to secure gates and a single garage, providing excellent security and parking.



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

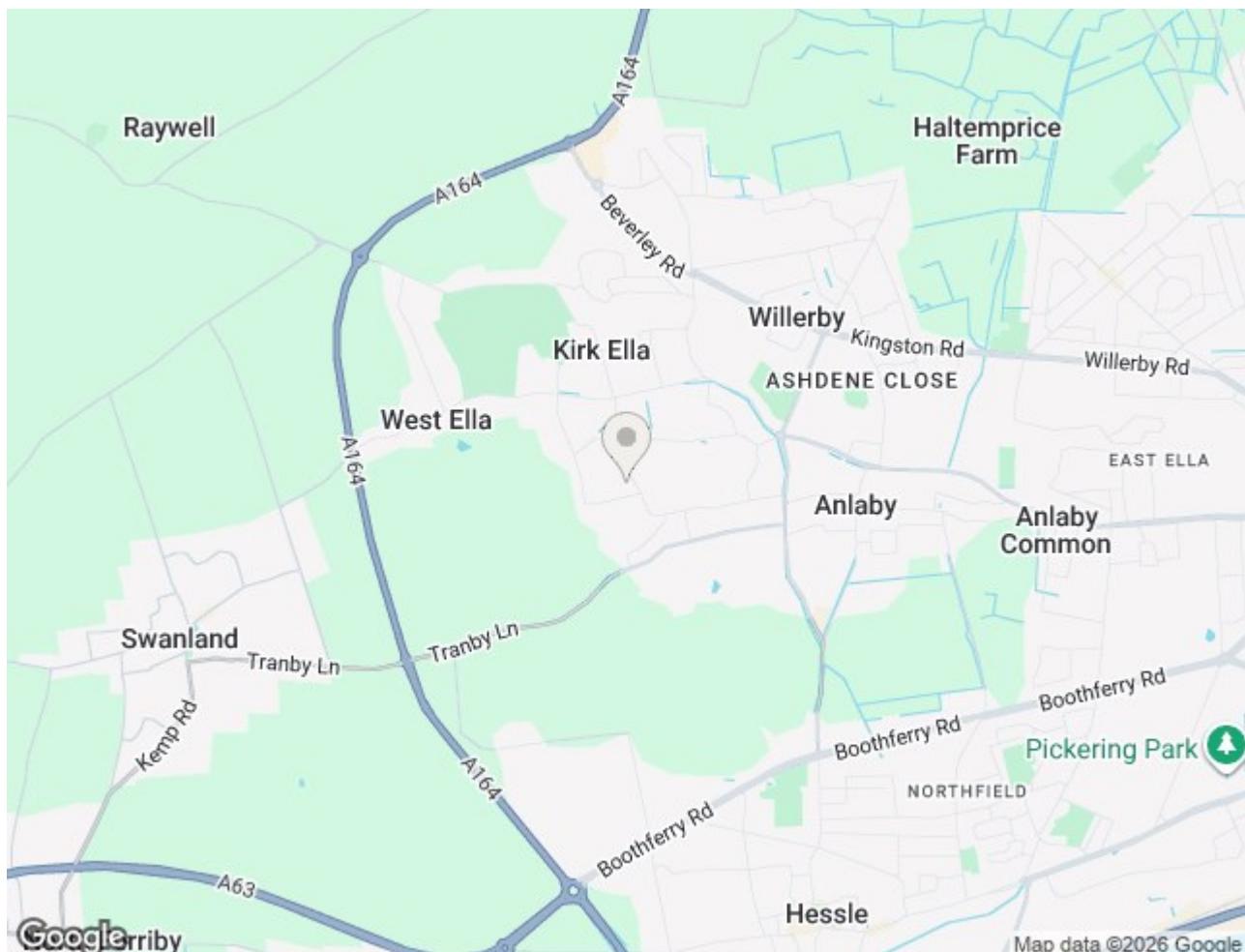
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

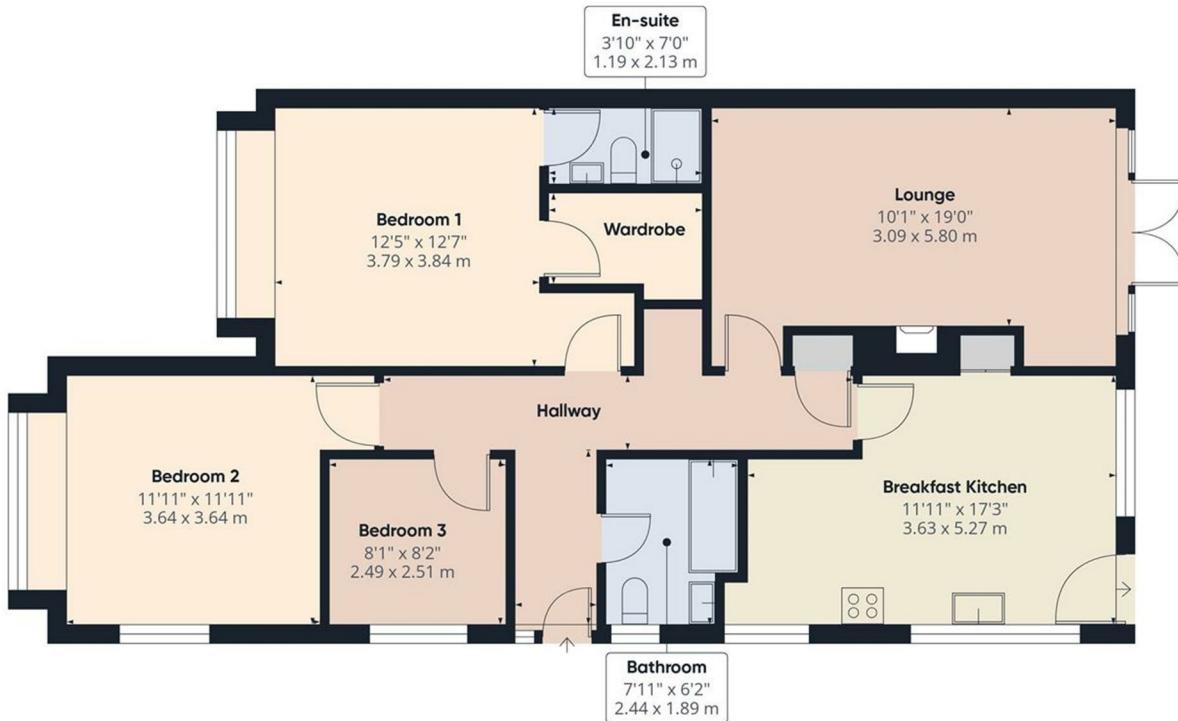
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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