

# Whitakers

Estate Agents



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

**£249,500**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this well-presented, semi-detached true bungalow which is nestled at the head of Swanland Butts Close - a private Cul-De-Sac which is well placed within the Kirk Ella village to embrace close proximity to an abundance of local amenities and transport links whilst embracing the tranquillity of its peaceful surroundings.

The property briefly comprises : large entrance hall with built-in storage, spacious lounge, fitted kitchen, master bedroom with fitted wardrobes and drawers, second bedroom with patio door to the conservatory and shower room furnished with a three-piece suite.

Externally there is a gravelled garden to the front with a side drive to accommodate off-street parking for multiple cars and leading to the detached brick-built garage. A secured gate opens to the enclosed, northerly facing rear garden which is mainly laid to lawn with well stocked / gravelled borders, and patio seating areas. The residence also benefits from having a wooden storage shed and greenhouse.

Taken together, the accommodation on offer is ideal for those seeking to make the transition from a multi storey property to a home which is lived primarily on the ground level without heavily compromising on the amount of living space available. As such, viewing at the earliest convenience is recommended to avoid disappointment.

## The Accommodation Comprises

### Entrance Hall

UPVC double glazed door, central heating radiator, built-in storage cupboard and carpeted flooring.

Lounge 13'11" x 15' (4.24m x 4.57m)



UPVC double glazed bay window, UPVC double glazed window, two central heating radiators and fireplace with stone inset / hearth and surround.

Kitchen 13'5" x 9'5" (4.09m x 2.87m)



UPVC double glazed door, UPVC double glazed window, central heating radiator, tile effect cushion flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with grill, integrated hob with hood above and plumbing for an automatic washing-machine.

Bedroom One 13'5" x 13' (4.09m x 3.96m)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, built-in storage cupboard and carpeted flooring.

Bedroom Two 9'6" x 12'11" (2.90m x 3.94m)



UPVC double glazed patio door, central heating radiator and carpeted flooring.

Conservatory 8'8" x 12'7" (2.64m x 3.84m)

UPVC double glazed throughout with patio door and laminate flooring.

### Shower Room



UPVC double glazed window, central heating radiator, mostly tiled walls with tiled flooring and fitted with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with dual taps and low flush W.C.

### External



Externally there is a gravelled garden to the front with a side drive to accommodate off-street parking for multiple cars and leading to the detached brick-built garage. A secured gate opens to the enclosed rear garden which is mainly laid to lawn with well stocked / gravelled borders, and patio seating areas. The residence also benefits from having a wooden storage shed and greenhouse.

### Tenure

Tenureship TBC

### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK233006900

Council Tax band - C

EPC Rating  
EPC rating - D

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No risk  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 12 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### 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.

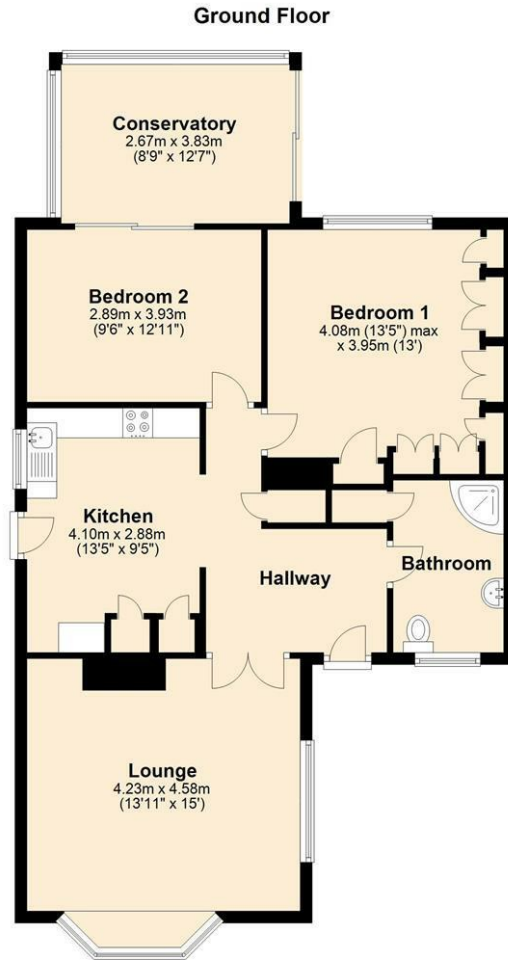
#### Free Market Appraisals / Valuations

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

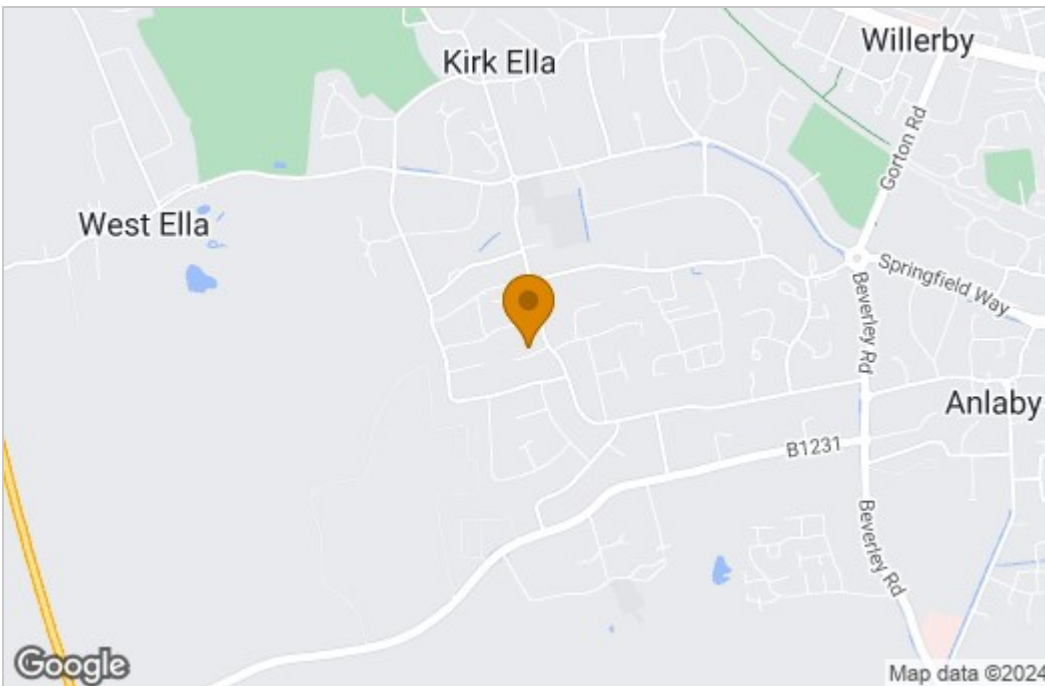
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# Floor Plan

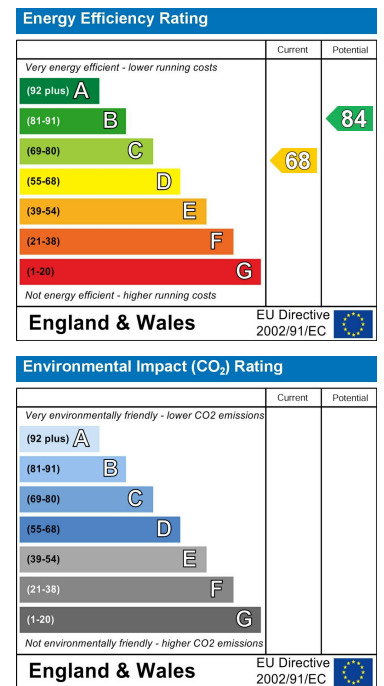


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.