



15 Swanland Butts Close, Kirk Ella, East Yorkshire, HU10 7JG

 True Bungalow

 Semi Detached

 Generous Proportions

 Council Tax Band = D

 Immaculate

 2/3 Bedrooms

 South to Rear

 Freehold/EPC = C

£339,950

INTRODUCTION

This stunning semi detached true bungalow is immaculately presented and beautifully appointed throughout. Significantly enhanced by the current owner having been previously extended, this lovely property provides generous room sizes and much quality. It stands in the highly desirable cul-de-sac of Swanland Butts Close off Mill Lane and enjoys a southerly facing garden. The accommodation is depicted on the attached floorplan and comprises a spacious central hallway, separate lounge, fitted kitchen plus utility and double doors open through to a further reception room or, as was, originally a third bedroom (accessible also from the hallway). The two further bedrooms are both doubles and have fitted wardrobing. There is a separate W.C. plus a luxurious bath/shower room complete with a further W.C.. The accommodation has the benefit of gas fired central heating to radiators via a modern boiler and uPVC framed double glazing. Outside a lawned garden extends to the front and a side drive leads to the garage. The southerly facing rear garden combines a paved patio with lawn having hedges and fencing to the borders.

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

Residential entrance door to:

ENTRANCE HALL

A particularly spacious central hallway providing access to all principal rooms. Two very useful storage cupboards.



LOUNGE

19'2" x 11'4" approx (5.84m x 3.45m approx)
 With feature marble fire surround housing a "living flame" gas fire.
 Large picture window to front elevation.



KITCHEN

13'2" x 8'0" approx (4.01m x 2.44m approx)

Having an extensive range of fitted high gloss fronted units with work surfaces, ceramic one and a half sink and drainer, integrated oven, four ring gas hob, extractor hood above, dishwasher and fridge. Recessed spot lights to ceiling, window to rear elevation, useful storage cupboard. The room has double doors leading through to the living/dining/bed 3.



UTILITY

With plumbing for automatic washing machine and space for further appliances. Modern gas fired central heating boiler. Access to rear garden.

LIVING/DINING/BED 3

16'0" x 15'0" approx (4.88m x 4.57m appprox)

A "L" shaped room with window overlooking the rear garden. Originally built as bedroom 3, it is currently used as a living and dining room.



BEDROOM 1

13'10" x 13'3" approx (4.22m x 4.04m approx)

Having "his and hers" built in wardrobes, windows to front and side.



BEDROOM 2

13'0" x 10'0" approx (3.96m x 3.05m approx)

With fitted wardrobing having sliding fronts, window to side elevation.



BATHROOM

Having a stylish bathroom comprising low level W.C., pedestal wash hand basin, panelled bath, separate shower cubicle, tiling to the walls, heated towel rail.



W.C.

With W.C. and wash hand basin.

OUTSIDE

A lawned garden extends to the front and a side drive provides good parking and access to the single garage. The rear garden enjoys a southerly aspect and has a paved patio area complimented by lawned garden. There is fencing and hedges to the borders.



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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.





