

# Whitakers

Estate Agents



## 1 Birkett Close, Swanland, HU14 3FG

**£240,000**

No Onward Chain!

This immaculate two bedroom semi detached property is offered to the market with no onward chain, built by reputable builders Redrow Homes in 2022 meaning that it still retains some of its new home warranty, giving any buyer the piece of mind their new home is covered.

The Ledbury briefly comprises - entrance, lounge, full width fitted kitchen / diner with a host of integrated appliances and useful ground floor W.C.

The first floor boasts two double bedrooms both with en suite facilities, and both are fitted.

Externally to the front and side is a low maintenance garden, which is laid to lawn with two off street parking spaces. The rear garden is enclosed to the boundary with a paved patio area and artificial grass.

Located at the head of the cul de sac this property would make an ideal first step onto the ladder or would also be ideal for downsizers looking to stay in this popular village.

early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

With double glazed front door, entrance barrier mat and useful W.C

Lounge 15'11 x 10'4 (4.85m x 3.15m)



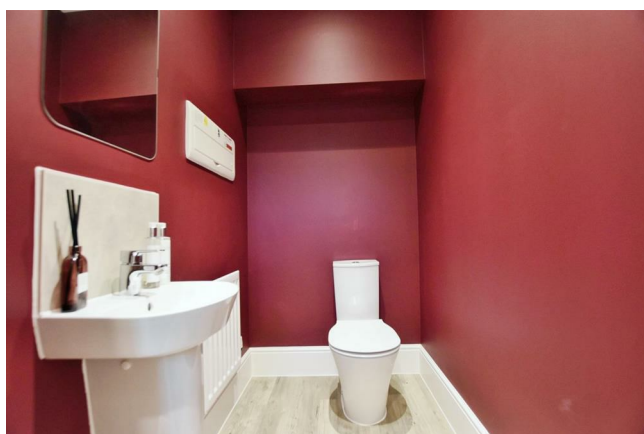
With Upvc double glazed window and wooden shutters, central heating radiator and under stairs storage cupboard.

Kitchen / Diner 14'3 x 8'1 (4.34m x 2.46m)



With a range of modern floor and eye level units and complimentary work surfaces above, integrated appliances include - Fridge / Freezer, double Oven, Hob and Hood above, Dishwasher and Washer / Dryer. Sink with mixer tap and Upvc double glazed French doors that lead out to the garden.

#### W.C



With a low flush toilet and wash basin.

### First Floor

#### Landing

With central heating radiator and loft hatch.

Bedroom One 14'3 x 8'11 (4.34m x 2.72m)



With fitted wardrobes, Upvc double glazed window with wooden shutters and central heating radiator.

En Suite One 6'3" x 5'6" (1.93m x 1.70m)



With a panelled bath and tiled above, mixer shower, wash basin and a low flush toilet. Upvc double glazed and central heating radiator.

Bedroom Two 11'3 x 10'4 (3.43m x 3.15m)



With a range of fitted wardrobes, Upvc double glazed window, central heating radiator and storage cupboard.

### En Suite Two 8'1 x 3'7 (2.46m x 1.09m)



Walk in enclosure with mixer shower above, low flush toilet and wash basin. Upvc double glazed and central heating radiator.

### External



Externally to the front and side is a low maintenance garden, which is laid to lawn with two off street parking spaces. The rear garden is enclosed to the boundary with a paved patio area and artificial grass.

### 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.

### Material Information

Construction - standard

Conservation Area - n/a

Flood Risk - no risk

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - n/a

Coalfield or Mining Area - n/a

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

### Council Tax

East Riding Of Yorkshire

Council Tax Band: C

### EPC

EPC rating - C

### Tenureship

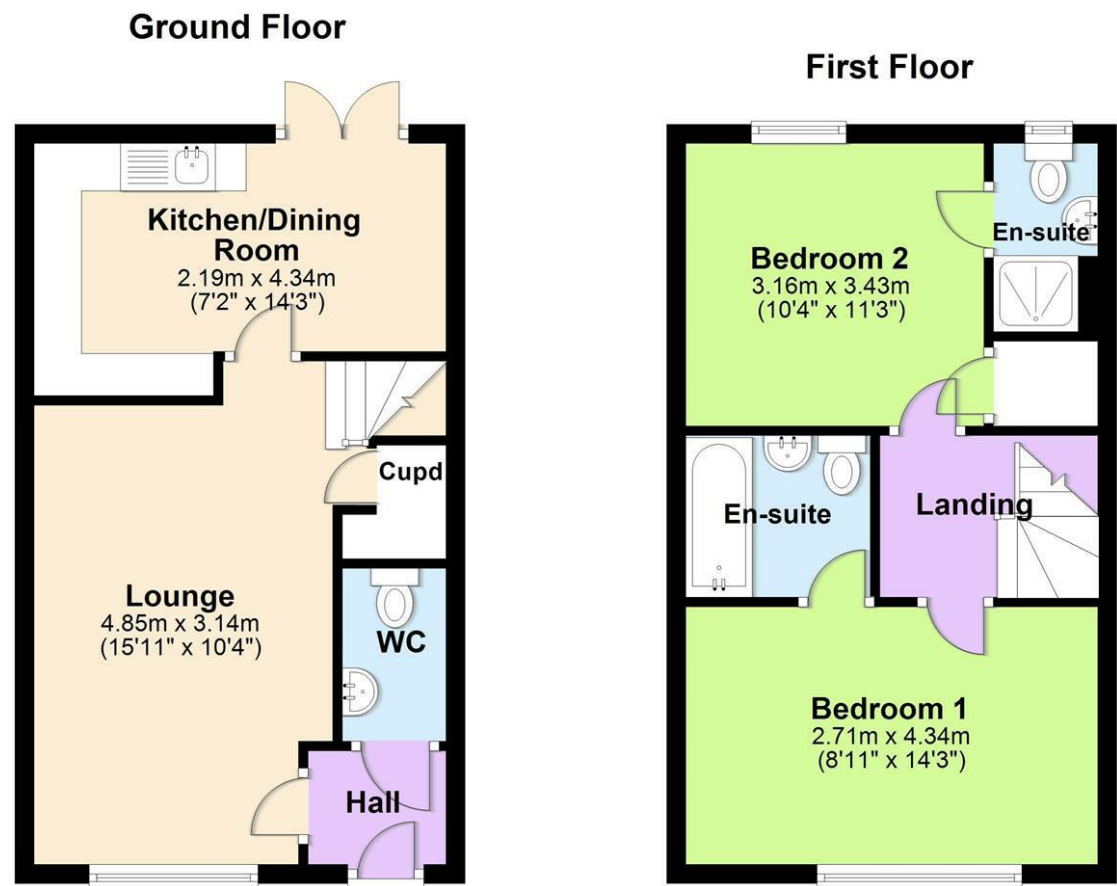
The property is Freehold

### Front external





Floor Plan

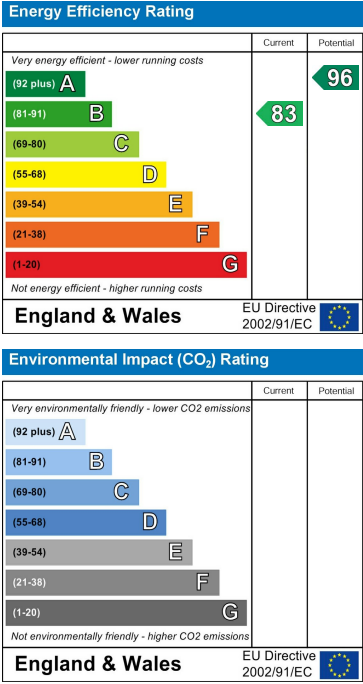


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.