

Whitakers

Estate Agents



1 Birkdale Close, Hull, HU10 7US

£335,000

This well presented property belies the size of the accommodation on offer, offering over 1400 square feet (to include the loft space) which is the size of some five bed properties locally, making this an ideal option for the growing family looking to be in this ever popular location.

The well presented property has benefited from being refurbished to a great standard and briefly comprises - entrance, 15' lounge, study / office along with the contemporary open plan fitted kitchen/ diner and useful ground floor W.C. The first floor boasts three good bedrooms (master fitted) together with the spacious four piece family bathroom suite and fixed staircase to the loft space. The loft is fully boarded with three roof windows that let the natural light flood the room and storage in the eaves.

Externally the property occupies a corner plot and as such enjoys a wrap around garden to three sides, the front garden is mainly laid to lawn with a large block paved side garden to accommodate multiple cars leading to the garage, and the rear garden is southerly in orientation and low maintenance by design.

This property should appeal to families looking for a large property to move straight into and enjoy from day one.

Early viewings are advised.

The accommodation comprises

Front External



Ground Floor

Entrance Hall

With double glazed front door and understairs storage cupboard, radiator

Lounge



UPVc double glazed bay window, feature multi fuel burner with tiled hearth, brick inset and oak mantle

Study



UPVc double glazed window, radiator

Open Plan Kitchen/Diner



With fitted floor and eye level units, complimentary worktops above, LVT flooring, sink with mixer tap, built-in oven and hob, store cupboard, breakfast bar, radiator, two UPVc double glazed windows

Rear Lobby

Plumbed for washing machine, UPVC double glazed window

W.C



With low level w.c. and wash hand basin.

First Floor

Landing

Fixed staircase leading to the loft room.

Bedroom One



With fitted wardrobes, radiator, UPVc double glazed bay window

Bedroom Two



UPVc double glazed window overlooking the front aspect, radiator

Bedroom Three



UPVc double glazed window overlooking the rear aspect, radiator

Bathroom



With four-piece suite consisting of freestanding bath, walk-in enclosure with mixer shower, pedestal sink, low flush WC, tiled flooring, part tiled walls, two UPVc double glazed windows

Loft Space



With three roof windows, storage into eaves, laminate flooring.

External



Externally the property occupies a corner plot and as such enjoys a wrap around garden to three sides, the front garden is mainly laid to lawn with a large block paved side garden to accommodate multiple cars leading to the garage, and the rear garden is southerly in orientation and low maintenance by design.

Council Tax

Local Authority East Riding Of Yorkshire
Council Tax band D

Tenure

The property is of Freehold Tenureship

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 - No

Flood Risk - Very Low

Mobile Coverage / Signal -EE Vodafone Three O2

Broadband - Ultrafast 1000 Mbps

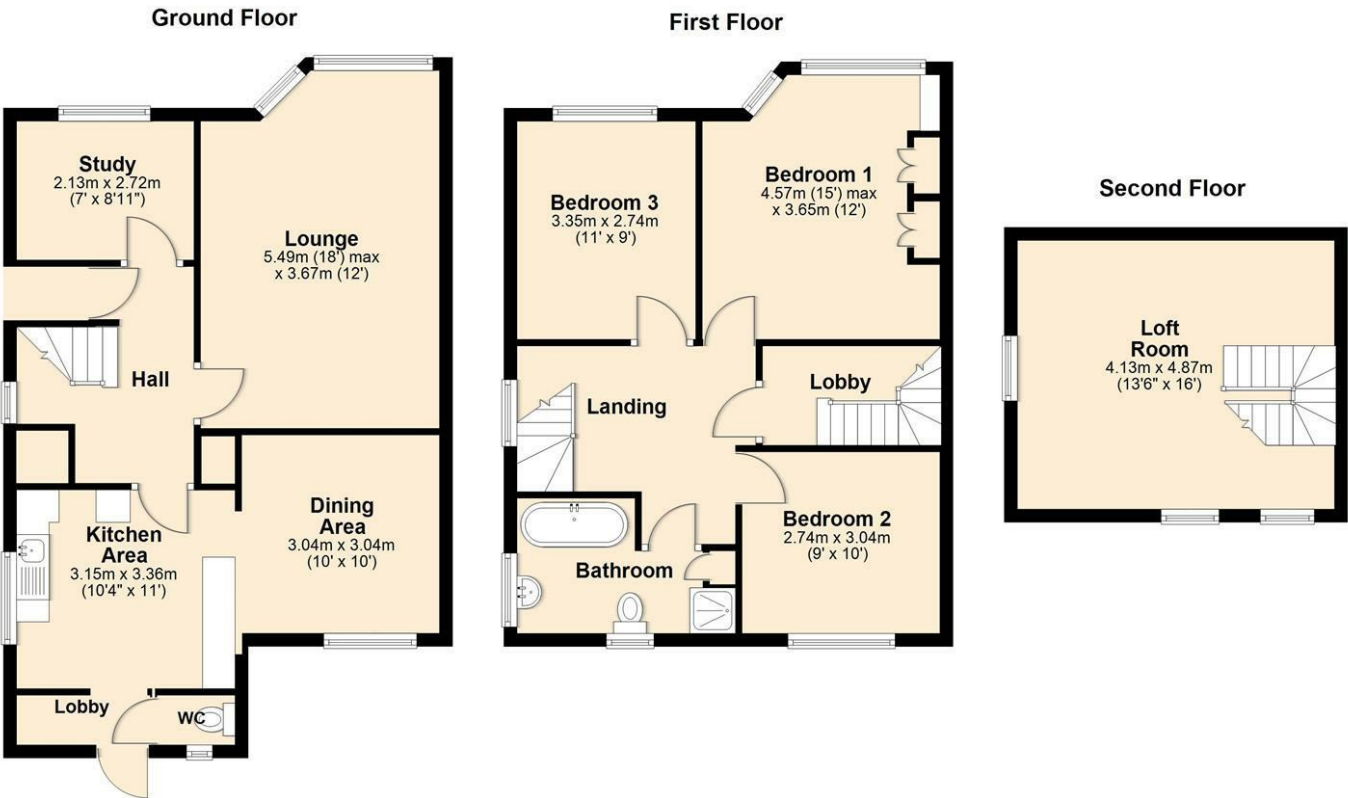
Coastal Erosion - N/A

Coalfield or Mining Area - No

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.

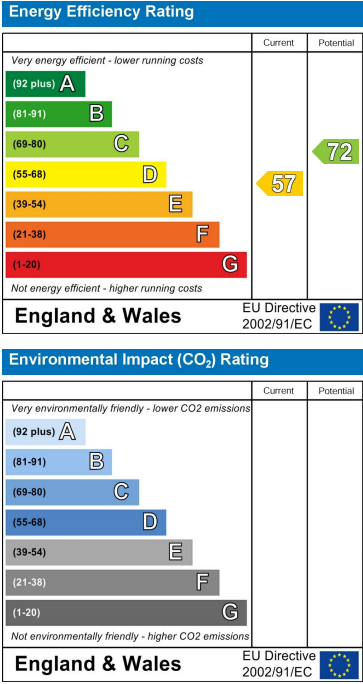
Floor Plan



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.