

Whitakers

Estate Agents



5 Birchwood Avenue

, Hull, HU5 5YP

Offers Over £180,000



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Description

Situated on a highly sought after residential location, this two bedroom semi-detached bungalow is an ideal opportunity for anyone wishing to make the transition from a multi-storey property to a home primarily on the ground level and wishing to benefit from close proximity to transport links connecting the property to local amenities, leisure facilities and prestigious schools whilst also being set back from the main road in a private cul-de-sac position.

Briefly comprising entrance hall, lounge, inner hall, kitchen, two good sized two bedrooms, shower room and conservatory. Externally to the front of the property there is a large garden which is laid to lawn with a side driveway, allowing for off-street parking for multiple cars. To the rear there is a further large garden that is laid to lawn and enjoys a patio seating area and is enclosed to the boundary with wooden fencing.

Early viewing is recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door and window, coved ceiling, laminate flooring and a storage cupboard. Access to bedroom 2 and the lounge.

Bedroom Two

8'11" x 8'0" (2.72m x 2.45m)

Upvc double glazed window, gas central heating radiator and a coved ceiling.

Lounge

17'1" x 9'8" (5.22m x 2.96m)

Upvc double glazed window, gas central heating radiator, Adam style fire surround with a marbled back and hearth and a living flame gas fire, laminate flooring coved ceiling and a dado rail.

Inner Hall

Coved ceiling, access to the loft space and laminate flooring.

Shower Room

Upvc double glazed window, central heating radiator, partly tiled and fitted with a three piece suite comprising walk in shower enclosure, low flush W.C and pedestal sink.

Bedroom One

11'9" x 9'8" (3.60m x 2.96m)

Upvc double glazed window, gas central heating radiator, fitted wardrobes, coved ceiling and a dado rail.

Kitchen

7'11" x 6'7" (2.43m x 2.02m)

Upvc double glazed window, gas central heating radiator, with with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob, coved ceiling and laminate flooring.

Conservatory

9'0" x 6'8" (2.76 x 2.04m)

Upvc double glazed windows and side entrance door, gas central heating radiator and laminate flooring.

Tel: 01482 657657

Gardens

To the front of the property there is a generous sized lawned garden and a block paved driveway. At the rear of the property there is a lawned garden and patio with fencing to the surround.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Local Authority - East Riding Of Yorkshire
Council tax Band - B

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

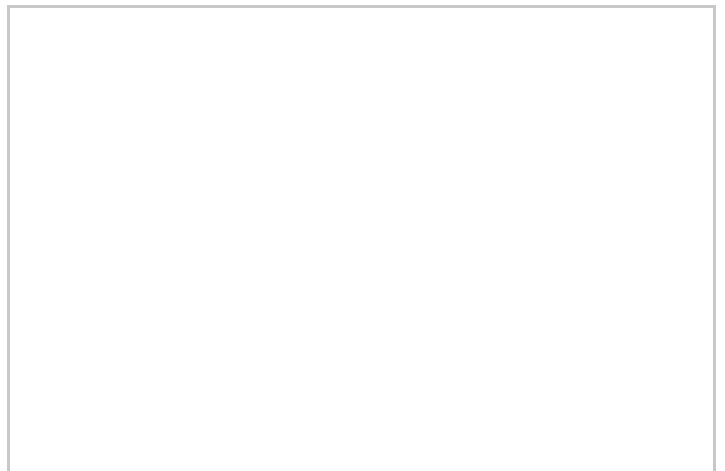
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

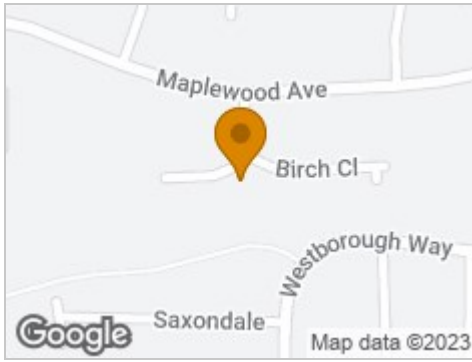
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 58.2 sq.m. (626 sq.ft.) approx

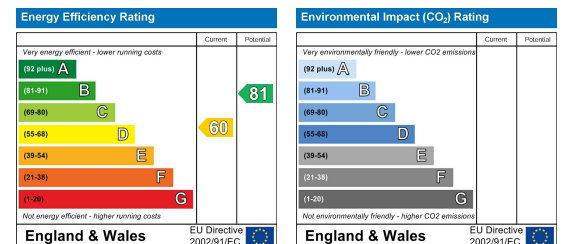
Total floor area 58.2 sq.m. (626 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.