



SYMONDS + GREENHAM

Estate and Letting Agents



1 Birkdale Close, Hull, HU10 7US

£325,000

BEAUTIFUL THREE-BED SEMI IN KIRK ELLA - OPEN-PLAN KITCHEN DINER, STUDY & LOFT ROOM - WRAP-AROUND GARDENS, GARAGE & MULTI-CAR PARKING

Nestled in the desirable area of Kirk Ella, Birkdale Close presents a beautifully refurbished semi-detached house that is sure to impress. This charming property boasts a well-designed layout, featuring a welcoming reception room that flows seamlessly into a contemporary open-plan fitted kitchen and dining area, perfect for both entertaining and family living. The ground floor also includes a convenient second reception room/study or office space, along with a useful W.C. enhancing the practicality of the home.

Upstairs, you will find three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes, providing ample storage. The family bathroom is spacious and features a four-piece suite, ensuring comfort for all. A fixed staircase leads to the loft space, which is fully boarded and illuminated by three roof windows, offering a versatile area that can be used for various purposes, from additional storage to a playroom. The property is set within wrap-around gardens on three sides, providing a delightful outdoor space for relaxation and recreation. Parking is a breeze with space for multiple cars and a garage, adding to the convenience of this lovely home.

Kirk Ella is a charming village located on the western outskirts of Kingston upon Hull, approximately five miles from the city centre and just 7.7 miles from the historic market town of Beverley. The area is well-served by local amenities, including a variety of shops in nearby Willerby, such as Waitrose and Aldi, as well as the Anlaby retail park. Families will appreciate the proximity to reputable primary and secondary schools, making this location ideal for those with children.

In summary, this property offers a perfect blend of modern living in a sought-after location, making it an excellent choice for anyone looking to settle in a vibrant community.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "D" (change as needed).

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

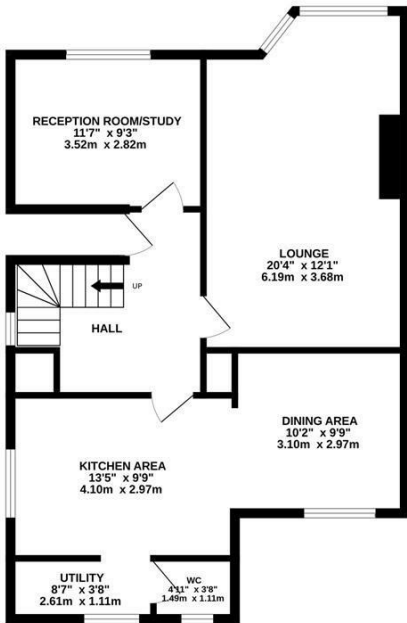
TENURE

Symonds + Greenham have been informed that this property is Freehold

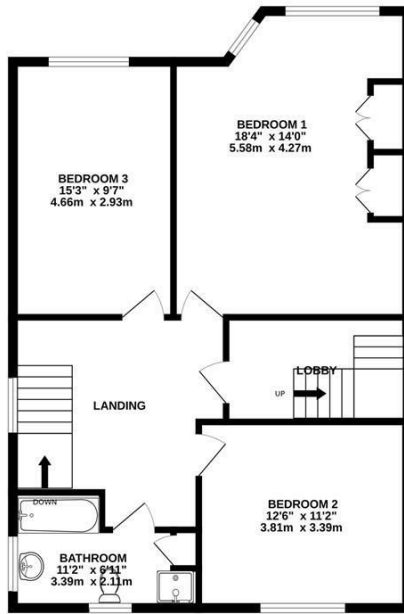
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

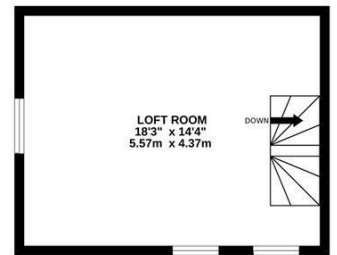
GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

