

Whitakers

Estate Agents



9 Birch Close, Hull, HU5 5YR

£185,000

Introducing this immaculate three bedroom semi-detached family home which has been much extended and enhanced from its original design and is located off the well-connected Maplewood Avenue and falls within the catchment of highly regarded provincial schools including Acre Heads.

Briefly comprising ground level entrance hall, spacious lounge, fitted kitchen with a range of integrated appliances and conservatory. The first floor boasts three double bedrooms and a large bathroom furnished with a three piece suite.

Externally to the front aspect there is a block paved garden that can accommodate off street parking. The rear garden is also low maintenance in design being block paved with a wooden decking seating area.

The residence also benefits from having a secure external utility / storage room, wooden shed and an outside tap.

Early viewing is recommended to avoid disappointment.

The accommodation company

Ground floor

Entrance hall

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator and laminate flooring. Leading to :

Lounge 12'7" x 11'6" (3.84 x 3.53)



UPVC double glazed bow window, central heating radiator and laminate flooring.

Kitchen 10'5" x 11'6" (3.18 x 3.53)



UPVC double glazed French doors to the conservatory, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, breakfast bar, worktop with upstand laminate above, sink with mixer tap and a range of integrated appliances including : oven and microwave, induction hob with extractor hood, dishwasher, fridge and freezer.

Conservatory 9'4" x 10'4" (2.87 x 3.15)



UPVC double glazed throughout with French doors to the rear garden, electric heater and laminate flooring.

First floor

Landing

Carpeted flooring and leading to :

Bedroom one 10'2" x 11'6" (3.11 x 3.52)



With access to the loft hatch, two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom two 9'0" x 11'6" (2.76 x 3.51)



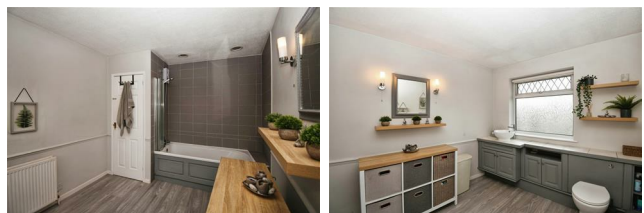
UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom three 9'4" x 10'11" (2.86 x 3.33)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising panelled bath with dual taps and electric shower, vanity wash basin with mixer tap and low flush W.C.

External



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Location

The property is established on the popular residential location off Maplewood Avenue, which in turn is accessed via Springhead Lane and then Willerby Road - the main road that provides multiple routes to the Hull City Centre and surrounding villages. The resident will also enjoy close proximity to an abundance of local amenities including convenience stores, The Spring Head Park and Golf Course and dining facilities.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL023009000

Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

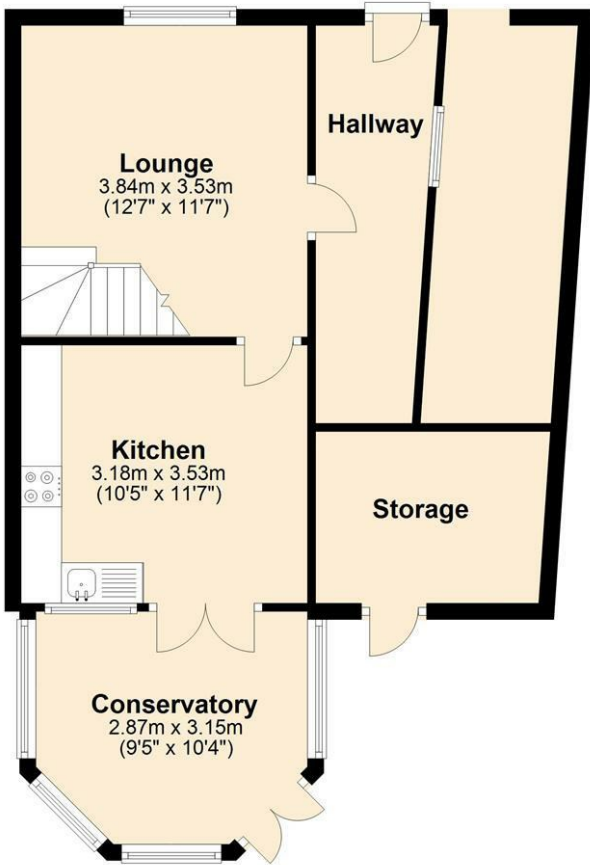
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

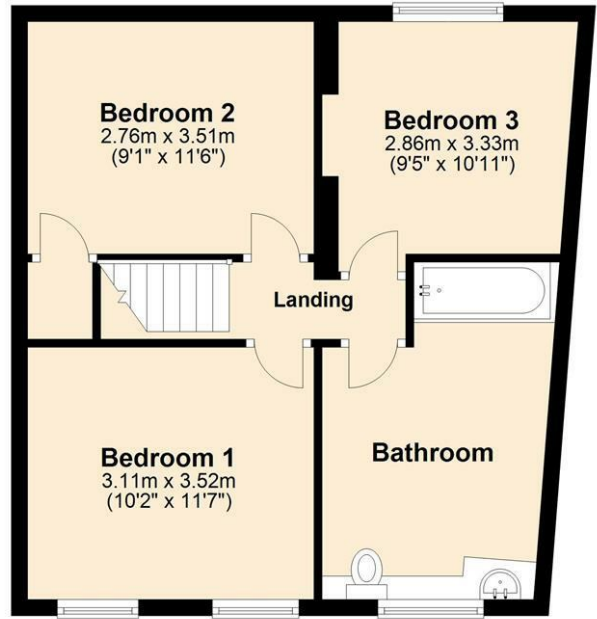
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Floor Plan

Ground Floor

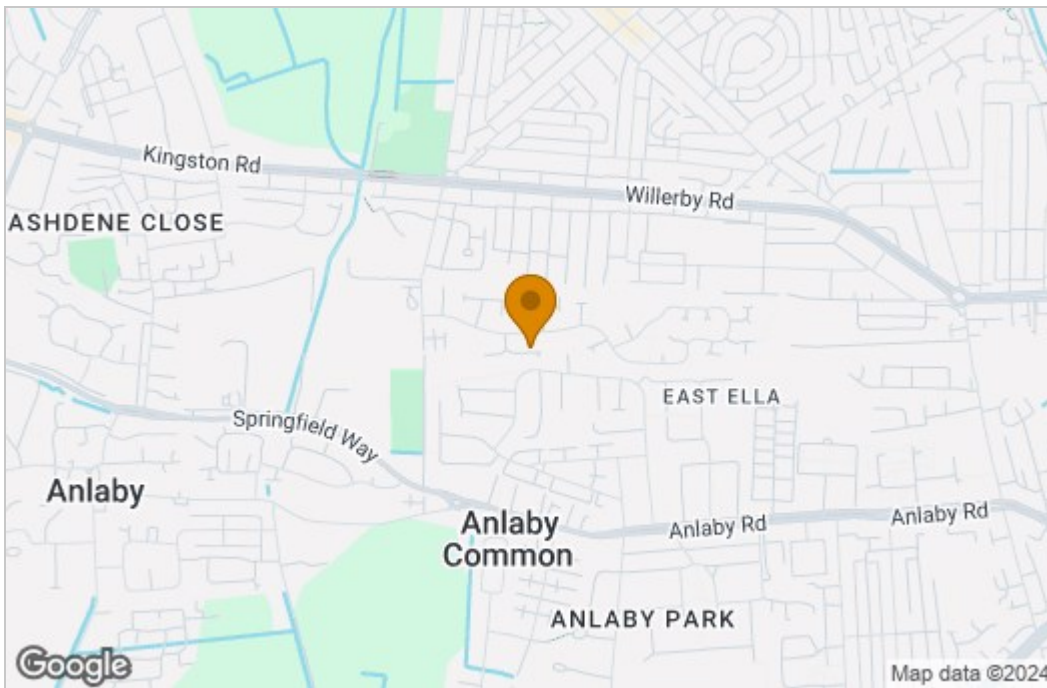


First Floor

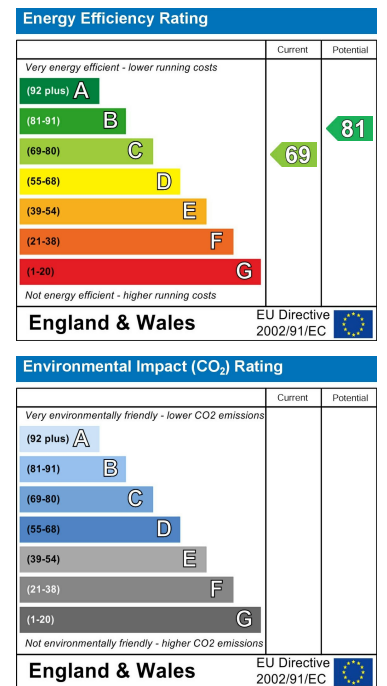


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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