

Whitakers

Estate Agents



35 Birklands Drive, Hull, HU8 0LL

Asking Price £260,000

Whitakers are delighted to bring this outstanding and extended 3 bedroom semi-detached property to the market.

Located on much sought after Birklands Drive, close to East Park and ideally positioned for highly regarded primary and secondary schools, the property is ideal for growing families!

Immaculately presented throughout, this spacious family home is in true "move-in" condition and represents a rare opportunity to own an outstanding family home in a most popular and sought after location!

Briefly comprising; entrance hallway, downstairs wc, lounge, second reception/dining room, a large dining kitchen with log burning stove together with a large conservatory to the ground floor whilst to the first floor there are three bedroom and a modern family bathroom. A fixed staircase from the first floor landing leads to the versatile loft space with Velux style windows, power and under eaves storage.

Externally there is a block paved front garden providing multiple off street parking with gated shared side driveway whilst to the rear is an enclosed garden with open aspect, laid mainly to artificial lawn with large patio and decked seating areas together with a garage which has been converted to a summer house with bar and bi-folding doors to the patio.

Having the additional benefit of uPVC glazing and gas central heating throughout, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway

Composite door into entrance hallway with Karndean flooring, side uPVC window, central heating radiator, under stair cupboard and door into.....

Downstairs Cloakroom

With low flush wc, wash basin, half height tiled walls and tiled flooring.

Lounge 15' max x 10'10 (4.57m max x 3.30m)



With walk-in uPVC bay window to front aspect, central heating radiator, feature fireplace with open fire and Karndean flooring extending into.....

Dining Room 15' x 10'8 (4.57m x 3.25m)



Continuation of Karndean flooring, central heating radiator and feature fireplace with open fire. Opens into....

Dining Kitchen 19'2 x 16'8 (5.84m x 5.08m)



Spacious dining kitchen with a range of high

quality solid wood fitted wall and base units, granite work surfaces and brick style tiled splashbacks. 4 ring halogen hob and mid level integrated double oven. Ceramic sink drainer, plumbing for automatic washing machine and dish washer. Karndean flooring, uPVC window to side aspect, central heating radiator, granite topped breakfast island and wood burner. Opens into....

Conservatory 12' x 11'6 (3.66m x 3.51m)



Large conservatory overlooking the rear garden with French doors leading onto the patio area.

First Floor Landing

With carpeted flooring and uPVC window to side aspect and fixed staircase to loft room.

Bedroom One 15' max x 10'10 (4.57m max x 3.30m)



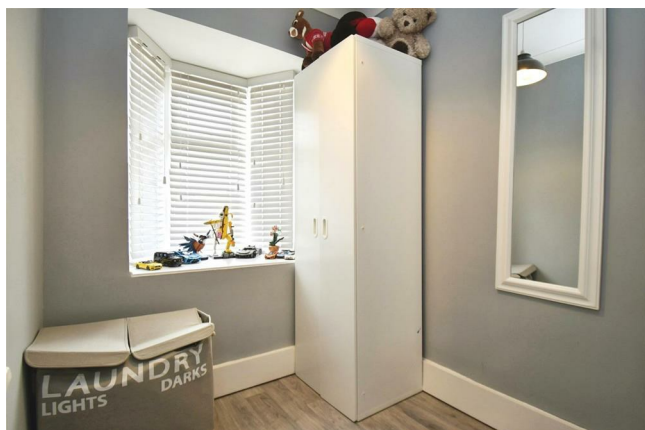
With uPVC walk in bay window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 12'8 x 10'6 (3.86m x 3.20m)



With uPVC window to rear aspect, vinyl flooring and central heating radiator.

Bedroom Three 7'10 x 6' (2.39m x 1.83m)



With uPVC Oriel bay window to front aspect, vinyl flooring and central heating radiator.

Family Bathroom



Stunning family bathroom featuring a three piece suite comprising of low flush wc, pedestal wash basin and tile enclosed bath with Drench shower over and glass screen. Tiled walls and flooring, uPVC Double glazed window to side aspect and chrome heated towel rail.

Loft Room 9'6 x 11'6 (2.90m x 3.51m)



Door from first floor landing to fixed staircase leading to loft room with carpeted flooring, inset lighting, two "Velux" style windows and eaves storage.

Garage/Bar



To former detached brick built garage has been converted into a summer house/bar with bi-folding doors onto patio, rear uPVC double doors, laminate flooring, TV point and electric supply.

Outside



The front garden has been block paved to provide off road parking whilst the gated shared side driveway leads to the rear of the property. The lovely low maintenance rear garden offers an open rear aspect and is laid mainly to artificial lawn, extensive paved patio seating areas together with a further rear decked seating area, storage shed and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax
Council Tax band C
Kingston upon Hull City Council

EPC
EPC rating awaited

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 sales 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 - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - 35, Birklands Drive, Hull, HU8 0LL
14/00466/FULL | (11-04-2014)
Status: Application Permitted
Erection of conservatory to rear (4m long x 4m wide x 3.9m (ridge) high; 13'2" x 13'2" x 12'8")

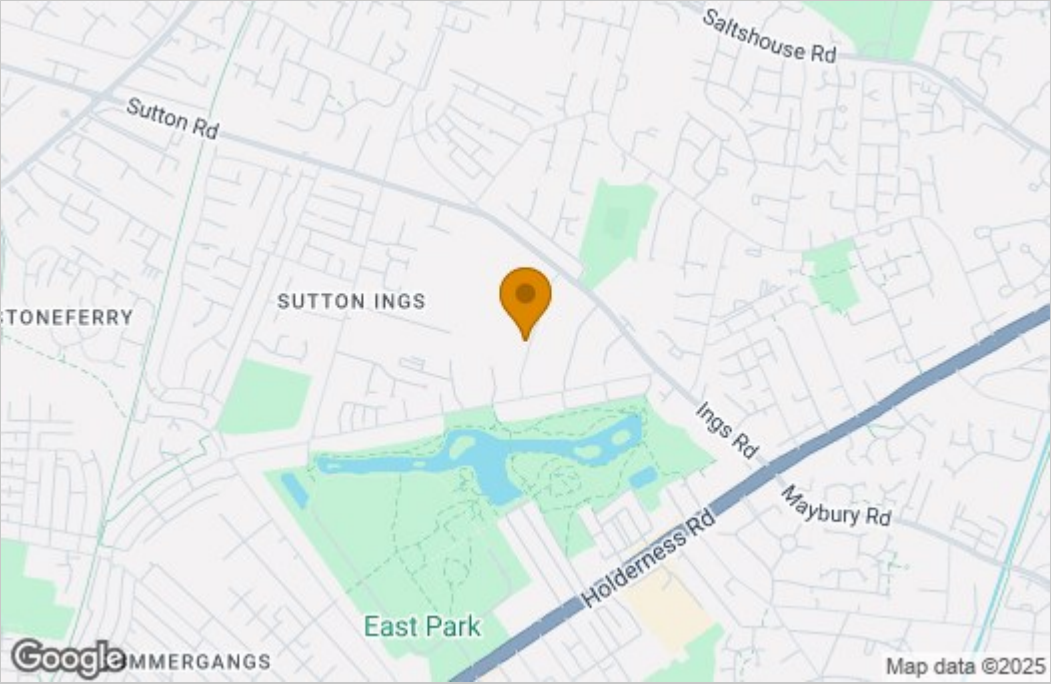
Whitakers Estate Agent Declaration:

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.

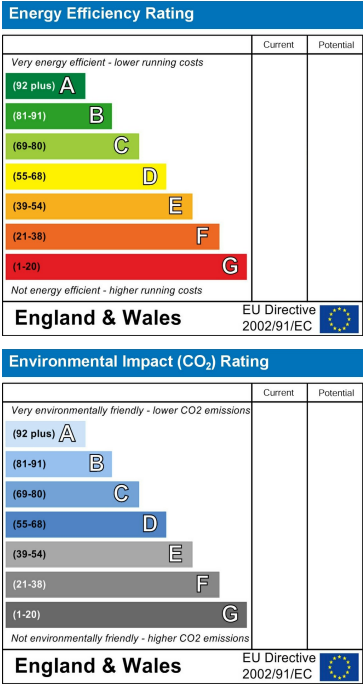
Floor Plan



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.