



Birklands Drive

Hull, HU8 0LN

- Stunning 3 Bed Semi Detached
- Private Driveway
- Large Rear Garden
- Immaculate Throughout
- Sought After Location
- Great Sized Summer House
- Open Plan Kitchen & Living Area
- Great Catchment for Local Schools

Asking price £280,000





This beautifully presented three-bedroom semi-detached property is offered to the market in immaculate condition, having been refurbished to a very high standard throughout. Situated in a sought-after residential location, the home provides stylish, modern accommodation ideally suited to families and first-time buyers alike.

The accommodation briefly comprises: entrance hallway, spacious lounge with feature fireplace, contemporary open-plan kitchen/diner with integrated appliances and Bi-fold doors to the rear garden, three well-proportioned bedrooms, and a modern fully fitted family bathroom.

Externally, the property benefits from a private driveway and well-maintained front garden, with an enclosed rear garden laid to lawn and patio, perfect for outdoor entertaining.

Set within the garden is a superb summer house, designed as the perfect retreat or versatile outdoor space. Finished with attractive internal panelling for a warm and stylish look, this summer house has the added benefit of fitted electrics, making it ideal for use all year round.

Viewing is highly recommended to fully appreciate the quality and finish of this superb home.



Entrance Hall

This beautifully bright and airy entrance hall comprises of Herringbone flooring, uPVC window, solid composite front door and two tall traditional style radiators. With doors leading to the living room, downstairs w.c, utility, storage cupboard and kitchen / lounge. With stairs leading to the first floor.

Living Room

10'6" x 19'11"

Spacious and relaxing living area consisting of carpet flooring, two tall traditional style radiators, uPVC bay window and modern electric feature fireplace.

Downstairs W.C.

With fully tiled walls and vinyl flooring, combination toilet and sink vanity basin and towel radiator.

Utility Room

With fully tiled walls and vinyl flooring, this is the perfect space for your washing machine and tumble dryer.

Kitchen/Diner

16'11" x 13'2"

This stylish and elegant open plan kitchen really is the heart of the home, with two integrated ovens, an induction hob, extractor fan and large central island. The kitchen also consists of gorgeous tiled flooring and partially tiled walls, with a vertical flat panel style radiator and Bi-fold doors leading to the rear garden.

Lounge

10'4" x 8'10"

Cute and cosy lounge area within the open plan kitchen. Comprising carpet flooring, feature wall with panelling and modern electric fireplace and vertical flat panel style radiator.

Bedroom 1

10'6" x 14'2"

With neutral and calming decor, the main bedroom comprises carpet flooring, fitted wardrobes, uPVC bay window and radiator.

Bedroom 2

10'2" x 11'9"

Decorated to a modern standard, the second bedroom comprises carpet flooring, uPVC window and radiator.

Bedroom 3

5'8" x 7'6"

With carpet flooring, uPVC bay window and radiator.

Bathroom

5'11" x 8'0"

Superb contemporary bathroom finished to an amazing standard. Comprising double ended bath, separate shower cubicle with overhead rainfall shower, toilet and sink with vanity unit and basin. The walls are fully tiled, with vinyl flooring, towel radiator and uPVC window.

Rear Garden

Huge rear garden that has been maintained extremely well. With part paving and lawned area leading down to the Summer House. The garden is fully enclosed for privacy, providing a safe and secure space with plenty of room for outdoor seating and dining.

Summer House

Beautiful summer house with pannelled walls and fitted electrics. Perfect for a peaceful home office, a creative studio, a relaxing garden room, or even a play space, this summer house offers endless possibilities. With its quality finish and practical features, it's ready to enjoy straight away.

External

To the front of the property there is a Resin driveway with space for 2 vehicles, along with shared gate access to the side of the property, leading to a side gate providing entry to the rear garden.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band -
- Energy performance certificate rating (EPC) -
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Free Valuation

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Money Laundering Regulations

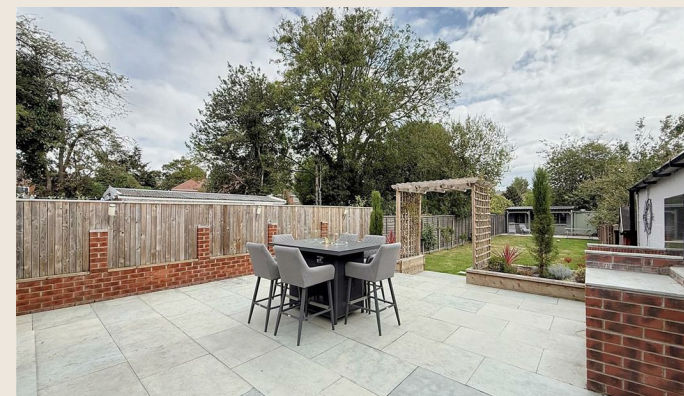
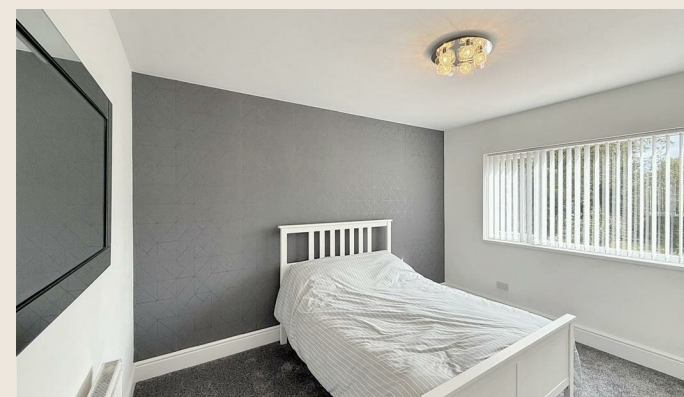
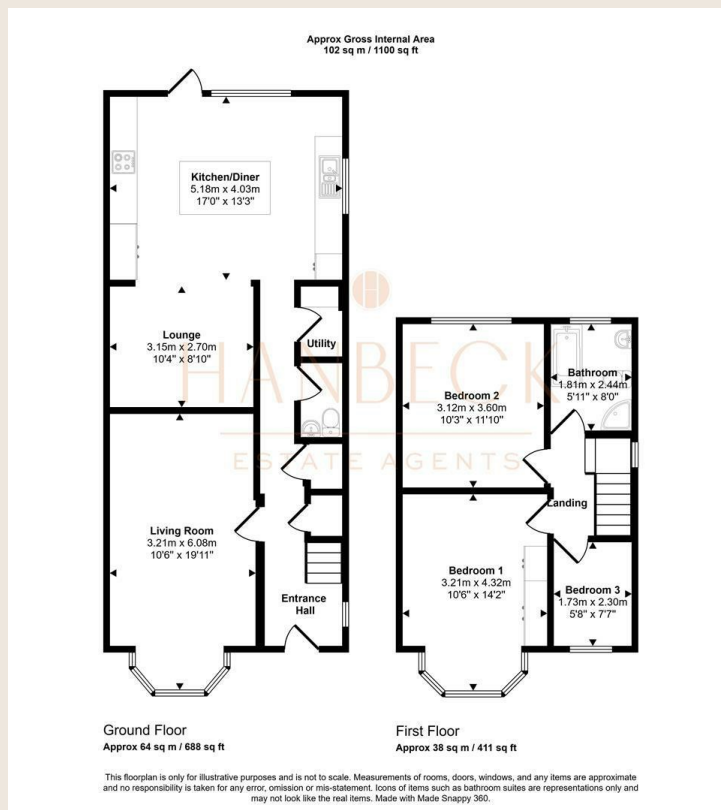
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.



Local Authority **Hull City Council**
Council Tax Band **C**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.