



Birklands Drive, Hull, HU8 0LJ



Offers Over £245,000



Fantastic opportunity! This semi-detached property would make a brilliant family home! Briefly offering entrance hall, lounge, kitchen/diner, conservatory and open plan living area to the ground floor. 3 bedrooms and bathroom to the first floor. Loft space currently used as an office with access via pull down ladder. Large rear garden with single garage and driveway to the side aspect.

Located on Birklands Drive, just off James Reckitt Avenue, close to local shops, amenities and the well regarded Malet Lambert school. East Park is close by best known for its family activities like the boating lake. There are excellent bus routes to and from the Hull City Centre and surrounding areas.

Property HIGHLIGHTS

Semi-Detached

3 Bedrooms

Open Plan Living

Driveway

Garage

613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

f i g l i n wigwamhomes.co.uk



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[f](#) [i](#) [in](#) [wigwamhomes.co.uk](#)



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Property DETAILS

Entrance Hall,

With laminate flooring, double glazed window, radiator, stairs leading to first floor, door leading to kitchen/living area and another door leading to lounge.

Lounge,

With carpet flooring, radiator and double glazed window.

Living Area,

With laminate flooring, radiator, feature fire place, open arch to kitchen and dining area

Kitchen/Diner,

With laminate flooring, radiator, double glazed window, storage cupboards, laminate work surfaces, extractor hood, hob, oven, sink/drainage, space for appliances and door leading to rear garden.

Conservatory,

With laminate flooring, double glazed window and door leading to rear garden.

Bedroom 1,

With carpet flooring, radiator, double glazed window and built in wardrobes.

Bedroom 2,

With laminate flooring, double glazed window, radiator and built in wardrobes.

Bedroom 3,

With carpet flooring, radiator and double glazed window.

Bathroom,

With vinyl flooring, bath cubicle with shower screen, WC, wash hand vanity basin, double glazed window and radiator.

WC,

Double glazed window, WC and hand wash basin

Rear Garden,

With patio, garage, lawn, fence boundary and access to the front aspect.

Viewings,

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings ,

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Free Market Appraisals / Property Valuations,

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