



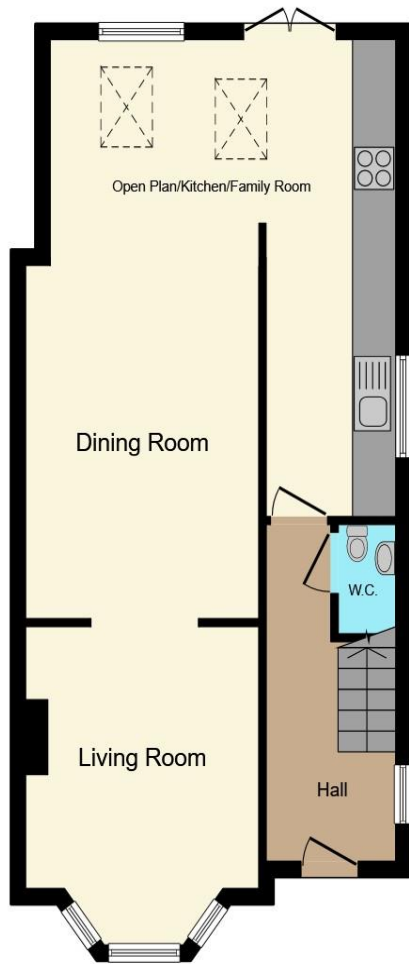
**Birklands Drive, Hull, HU8 0LL**

## Welcome to

### Birklands Drive, Hull

William H. Brown are delighted to market this beautiful family home located on Birklands Drive. With four bedrooms, a versatile living arrangement with three open plan living spaces and a spacious kitchen, off road parking & garage and a generous rear garden. This is a must see!

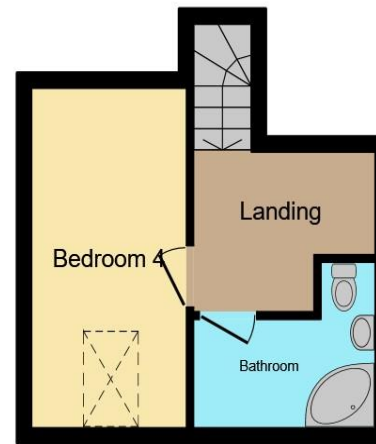




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 6" x 10' 8" ( 4.72m x 3.25m )

**Dining Room**

15' 1" x 10' 6" ( 4.60m x 3.20m )

**Kitchen**

20' 2" narrowing to 6' " x 15' 9" ( 6.15m  
narrowing to 1.83m x 4.80m )

**Landing**

**Bedroom 1**

15' 2" x 9' 7" ( 4.62m x 2.92m )

**Bedroom 2**

12' 6" x 8' 7" ( 3.81m x 2.62m )

**Bedroom 3**

13' 1" x 8' 9" ( 3.99m x 2.67m )

**Bathroom**

11' 1" x 5' 8" ( 3.38m x 1.73m )

**Second Floor**

**Bedroom 4**

15' 7" x 7' 1" ( 4.75m x 2.16m )

**Bathroom**

8' 3" x 7' 1" ( 2.51m x 2.16m )

**Outside**

**Off-Street Parking**

**Rear Garden**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Welcome to**

## **Birklands Drive, Hull**

- FOUR BEDROOM PERIOD BUILD SEMI-DETACHED HOUSE
- OFF-ROAD PARKING & GARAGE
- EXTENDED LIVING ACCOMMODATION
- GLORIOUS REAR GARDEN
- IDEAL FAMILY HOME / WALKING DISTANCE TO HIGHLY REGARDED SCHOOLS

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR121458 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **Directions to this property:**

For more information please call the branch on 01482 327913.



**william h brown**



**01482 327913**



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