



Birklands Drive, Hull, HU8 0LL

Welcome to

Birklands Drive, Hull

SPACIOUS AND STYLISH three-bedroom semi-detached family home on Birklands Drive, Hull, with a fantastic modern kitchen, driveway, and rear garden with multi-purpose outbuilding.

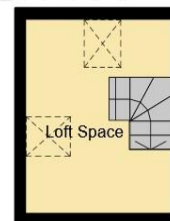




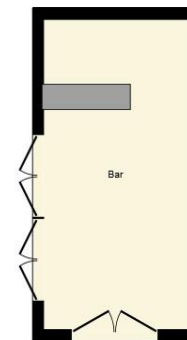
Ground Floor



First Floor



Second Floor



Bar

Entrance Hallway

14' max x 5' max (4.27m max x 1.52m max)

Open-Plan Receptions & Kitchen

47' 2" max x 16' max (14.38m max x 4.88m max)

Downstairs Cloakroom

6' max x 3' max (1.83m max x 0.91m max)

Landing

Bedroom 1

11' max x 10' 10" max (3.35m max x 3.30m max)

Bedroom 2

12' max x 10' max (3.66m max x 3.05m max)

Bedroom 3

11' max x 5' 1" max (3.35m max x 1.55m max)

Bathroom

8' max x 5' 10" max (2.44m max x 1.78m max)

Second Floor Landing

Loft Space

11' max x 9' max (3.35m max x 2.74m max)

Outside Bar

18' max x 9' max (5.49m max x 2.74m max)

Driveway

Rear Garden & Patio Area

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Birklands Drive, Hull

- SPACIOUS AND VERSATILE ACCOMMODATION
- LARGE MODERN KITCHEN
- OFF-STREET PARKING AND REAR GARDEN
- VERSATILE OUTBUILDING

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123353



Property Ref:
HDR123353 - 0003

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.



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