



**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.





### 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 )

To include the living area, dining area, kitchen and conservatory areas.

### 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](http://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: D  
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](http://williamhbrown.co.uk/Property/HDR123353)



Property Ref:  
HDR123353 - 0004

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**william h brown**



**01482 327913**



[HoldernessRd@williamhbrown.co.uk](mailto:HoldernessRd@williamhbrown.co.uk)



358-360 Holderness Road, HULL, East  
Yorkshire, HU9 3DQ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**