



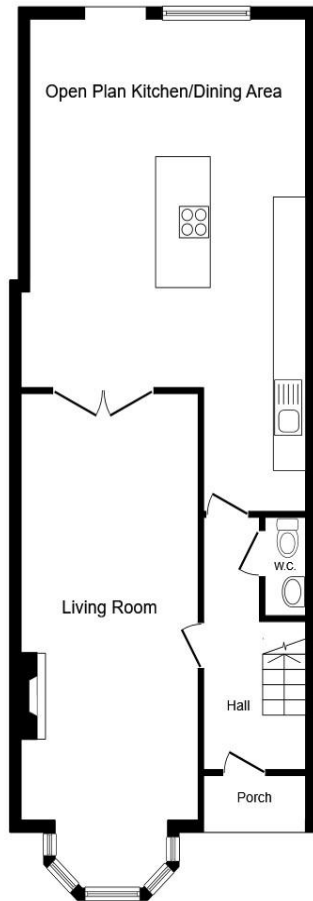
Birklands Drive, Hull, HU8 0LL

Welcome to

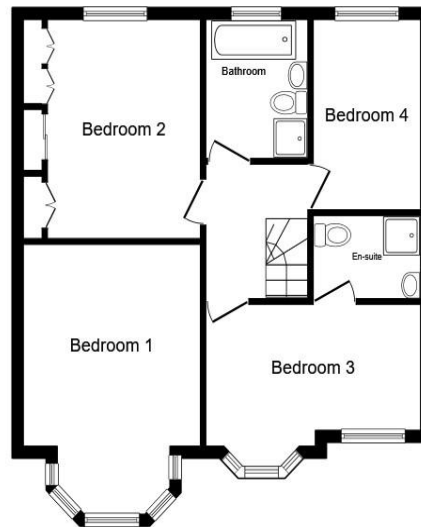
Birklands Drive, Hull

William H Brown are delighted to market this impressive four bed semi-detached home on Birklands, Hull. Featuring living room, stunning open plan kitchen family room with island and bifolds, four bedrooms, two bathrooms, garden, garage and ample parking.





Ground Floor



First Floor

Total floor area 131.9 m² (1,420 sq.ft.) approx

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.propertybox.io



Entrance Hall

Lounge

28' 7" max x 10' 8" max (8.71m max x 3.25m max)

Kitchen/Dining Area

28' 5" max x 15' 7" max (8.66m max x 4.75m max)

Wc

6' 8" max x 2' 5" max (2.03m max x 0.74m max)

Landing

Bedroom 1

15' max x 10' 10" max (4.57m max x 3.30m max)

Bedroom 2

12' 6" max x 10' 7" max (3.81m max x 3.23m max)

Bedroom 3

13' 4" max x 7' 11" max (4.06m max x 2.41m max)

En Suite

6' 4" max x 4' 5" max (1.93m max x 1.35m max)

Bedroom 4

10' 10" max x 6' 6" max (3.30m max x 1.98m max)

Bathroom

8' 2" max x 6' 1" max (2.49m max x 1.85m max)

Welcome to

Birklands Drive, Hull

- BEAUTIFUL 4 BED SEMI-DETACHED PROPERTY
- SPACIOUS, MODERN KITCHEN/FAMILY AREA TO THE REAR
- DOWNSTAIRS WC, FAMILY BATHROOM & EN-SUITE
- AMPLE OFF-STREET PARKING & INTEGRAL GARAGE
- IMPRESSIVE GARDEN WITH LARGE DECKED AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123835



Property Ref:
HDR123835 - 0002

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:

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



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



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



williamhbrown.co.uk