



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Birchwood Close

Asking Price £225,000

Burstwick Hull, HU12 9FD



Located in the sought-after village of Burstwick, this three-bedroom property presents an excellent opportunity for those looking to take their first step onto the property ladder or create a comfortable family home.

Burstwick is a popular and well-established village, known for its friendly community feel, local amenities, reputable schooling, and convenient access to nearby towns and transport links—making it an ideal setting for young families.

The property itself offers well-proportioned accommodation, including a spacious living room, separate dining room, and kitchen to the ground floor. Upstairs, there is a master bedroom with ensuite, a further double bedroom, a single bedroom perfect for a child or home office, and a family bathroom.

Externally, the home benefits from off-road parking, a garage, and an enclosed rear garden—ideal for children to play and for outdoor entertaining.

In need of some modernisation, this property has been priced to reflect the work required, offering buyers the chance to add their own style and value over time. A fantastic starter home in a desirable village





The accommodation briefly comprises a welcoming living room, separate dining room, and a fitted kitchen, providing a practical layout for modern family living.

To the first floor, the property features a master bedroom with ensuite shower room, a further double bedroom, a single bedroom, and a family bathroom.

Externally, the property benefits from off-road parking, a garage, and an enclosed rear garden, ideal for families and outdoor enjoyment.

In need of some modernisation, this home has been priced to reflect the work required, presenting an excellent opportunity for buyers looking to add value and personalise their space.

Living Room 14'7" x 11'1" (4.45 x 3.40)

Dining Room 12'10" x 10'11" (3.93 x 3.33)

Kitchen 12'10" x 6'0" (3.93 x 1.83)

WC

Landing

Master Bedroom 14'7" x 10'10" (4.45 x 3.31)

Ensuite 6'0" x 6'0" (1.85 x 1.85)

Bedroom 2 9'6" x 9'1" (2.90 x 2.79)

Bedroom 3 8'10" x 7'9" (2.70 x 2.38)

Family Bathroom 9'6" x 7'2" (2.90 x 2.20)

Garden

Garage

Agent Note

Parking: off street parking is available with this property.

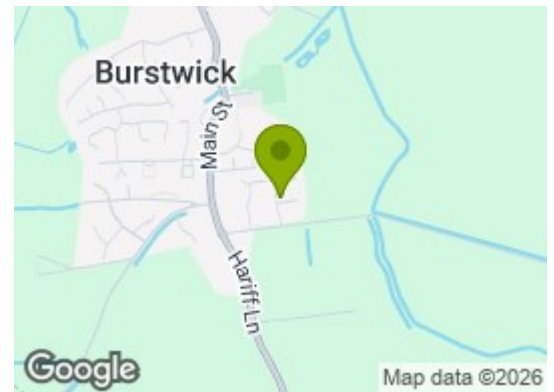
Heating & Hot Water: Heating and hot water is via a gas fired combi boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Please note that this property is owned by an employee of Goodwin Fox Limited.



TOTAL FLOOR AREA: 965 sq ft (89.6 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements are taken from the floor to the ceiling and are not guaranteed. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual area and appearance may vary from what is shown and no guarantee is given as to their quantity or accuracy. See also the EPC and the agent's particulars.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

