Whitakers
Estate Agents

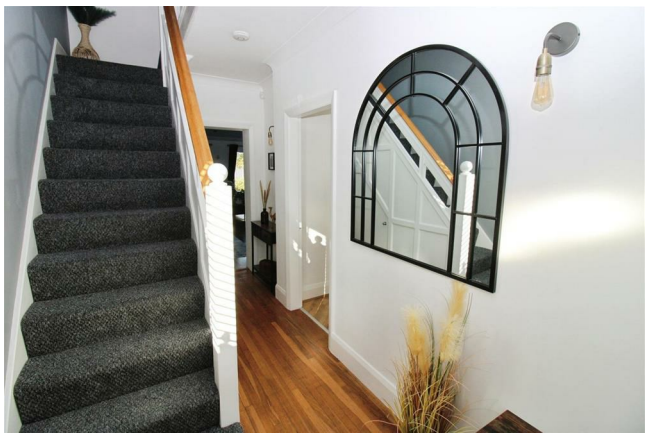
73 Birklands Drive, Hull, HU8 0LN

Asking Price £310,000

LOCATED WITH EXCELLENT EDUCATIONAL CHOICES AVILABLE AND INDEED ENJOYING THE OPEN REAR ASPECT OF THE MALET LAMBERT SCHOOL PLAYING FIELDS, THIS BEAUTIFUL TRADITIONAL STYLE EXTENDED SEMI DETACHED HOME IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

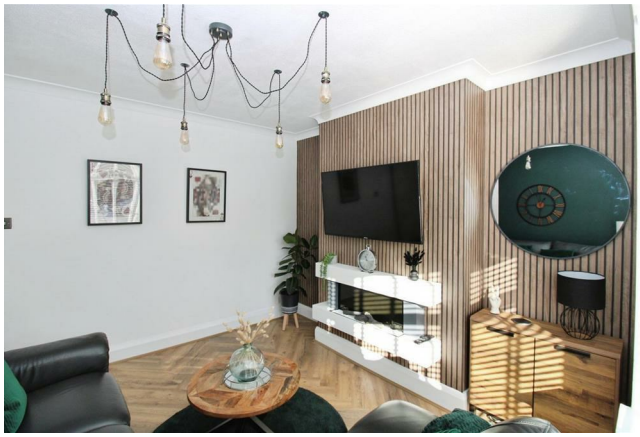
PRESENTED IN STUNNING "MOVE INTO " CONDITION, THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, EXPANSIVE DAY ROOM/ FITTED KITCHEN WITH APPLIANCES, UTILITY AND CLOAK ROOM TO THE GROUND FLOOR AND THREE BEDROOMS AND A BATHROOM TO THE FIRST FLOOR. WITH A FIXED STAIRCASE TO THE LOFT AREA LENDING ITSELF TO A NUMBER OF USES, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND OCCUPIES A GOOD SIZED PLOT ENJOYING WELL CARED FOR GARDENS AND OFF STREET CAR PARKING AMENITIES. SIMPLY REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE AND FURTHER ENQUIRES TO VIEW ARE ENCOURAGED.

Reception Hall



Staircase off, window to the side aspect, useful under stairs storage cupboards, timber flooring and a radiator.

Lounge



Plus an attractive deep bay window to the front aspect, feature fire place, laminate flooring and a radiator.

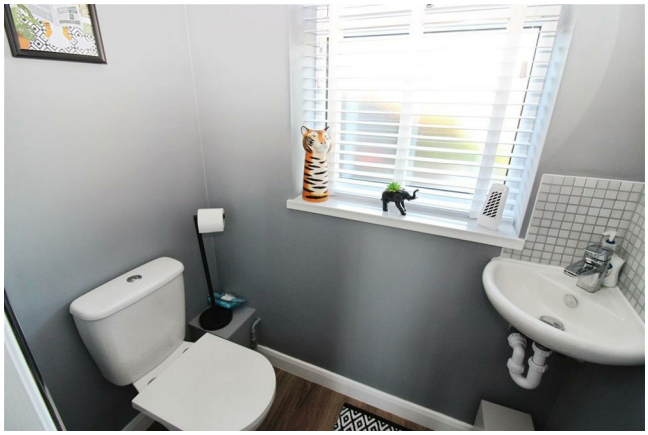
Day Room/ Fitted Kitchen 24'7" x 16'10" (7.50 x 5.15)

The definition of modern day living, and of impressive proportion, there is an extensive range of fitted floor and wall units with contrasting preparation surfaces having a matching island unit breakfast bar with a stainless steel one and a half bow sink unit and mixer tap. Integrated appliances include an electric oven and grill, electric hob and an over head extractor canopy, an American style fridge/freezer and a dishwasher. Partially tiled walls and under lighting, laminate flooring and two tall contemporary style radiators. Plenty of natural light is welcomed into this area via two "Velux" style ceiling windows, a lovely picture window to the rear aspect and also French doors giving access to the rear garden.

Utility Room

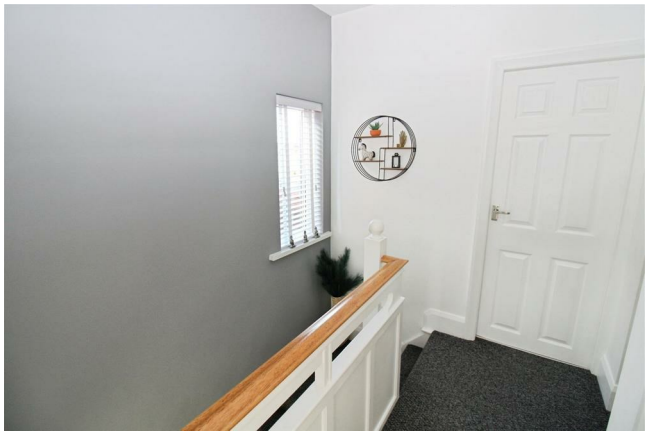
Window to the side aspect, fitted floor and wall units with a contrasting preparation surface and plumbing for an automatic washing machine.

Cloak Room 9'8" x 5'6" (2.95 x 1.68)



Window to the rear aspect, a dual flush low level wc unit, wash hand basin and a chrome heated towel rail.

First Floor Landing



Having a radiator and giving access to:

Bedroom One

Plus a deep bay window to the front aspect incorporating under cupboards, a range of fitted wardrobes with sliding doors, laminate flooring and a radiator.

Bedroom Two

Window to the rear aspect overlooking the Malet Lambert School Playing fields, laminate flooring, built in drawer units and a radiator.

Bedroom Three

Plus bay window to the front aspect, laminate flooring and a radiator.

Bathroom

A white suite to comprise a shower bath, wash hand basin within a vanity unit and a low level wc.. Tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Loft Room

Accessible via a fixed staircase from the landing area, there is a "Velux" style window and void storage areas. A useful space lending itself to a number of uses, given the relevant permissions.

Gardens

To the rear of the property is an enclosed garden of excellent proportion, laid mainly to lawn with three separate seating areas, and a pergola.

Off Street Car Parking

To the front of the property is a block paved garden which can accommodate two spaces for off street parking amenities.

Council

Hull City Council - band C

Tenure
This property is Freehold

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:
Construction - Brick under a tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Ultrafast 10000 Mpbs
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

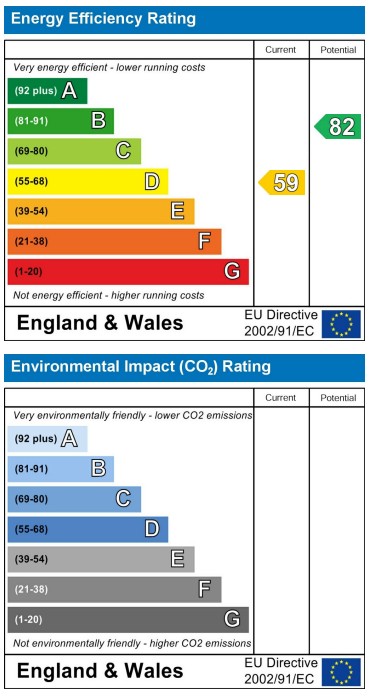
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

Area Map

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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