

Whitakers

Estate Agents



29 Birch Close, Hull, HU5 5YR

£83,000

**** NO ONWARD CHAIN ****

Upon entering through the porch, the resident is greeted by an open plan lounge and fitted kitchen. Fixed stairs rise to the first floor which boasts a master bedroom with fitted wardrobes and a desk, and a shower room.

Externally to the front aspect, there is an enclosed lawned garden, complimented with a wooden decking seating area and a shed along with allocated parking space for the residence.

Taken together, the accommodation on offer would ideally suit a first time buyer wanting to make their initial step onto the property ladder, or anyone looking to comfortably downsize without heavily compromising on living space available.

The accommodation comprises

Ground floor

Porch

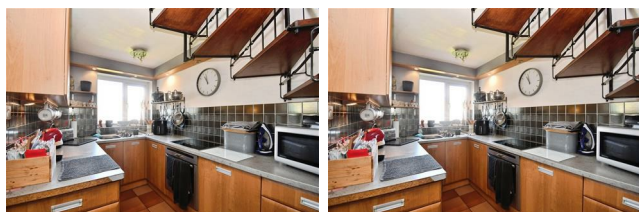
UPVC double glazed door and windows, built-in storage cupboard, and tiled flooring. Leading to :

Lounge 13'0" x 8'7" (3.98 x 2.63)



UPVC double glazed door and windows, central heating radiator, and laminate flooring.

Kitchen 10'4" x 6'7" (3.17 x 2.02)



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, a washing machine, and integrated oven with hob above.

First floor

Landing

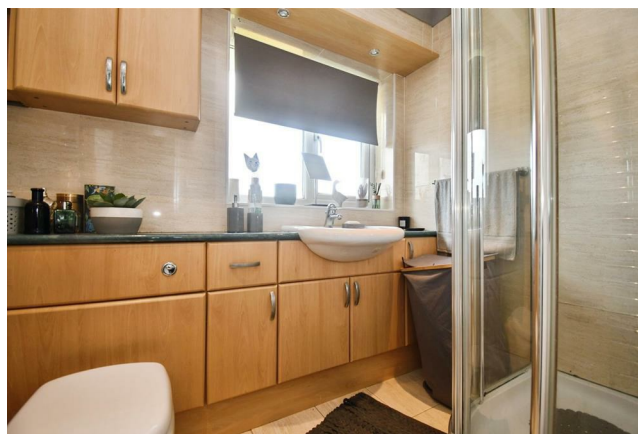
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom 13'0" x 10'6" (3.98 x 3.21)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and desk, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in shower enclosure, vanity sink, and low flush W.C.

External



Externally to the front aspect, there is an enclosed lawned garden, complimented with a wooden decking seating area together with a shed and allocated parking space for the residence.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL023029000

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / Superfast 33 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 sale 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.

Whitakers Estate Agent Declaration

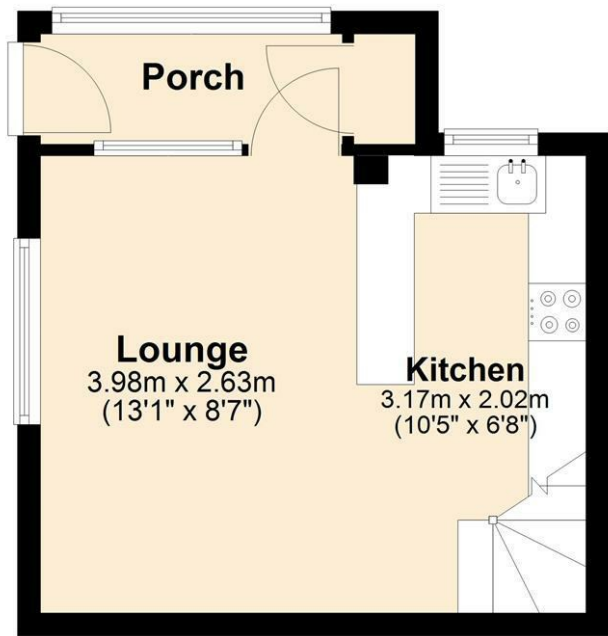
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Land Boundary

Floor Plan

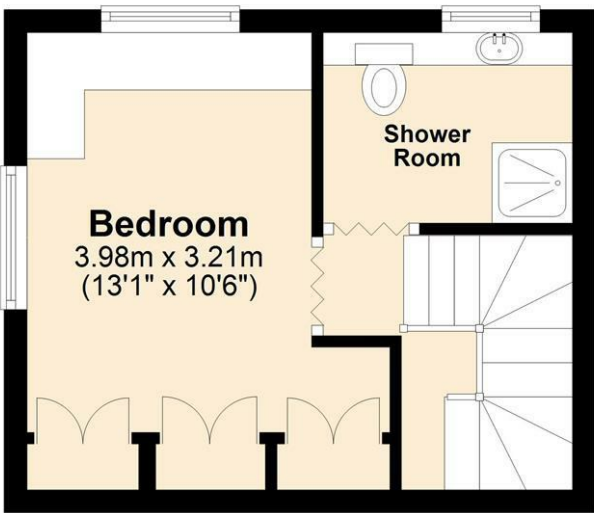
Ground Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.1 sq. feet)

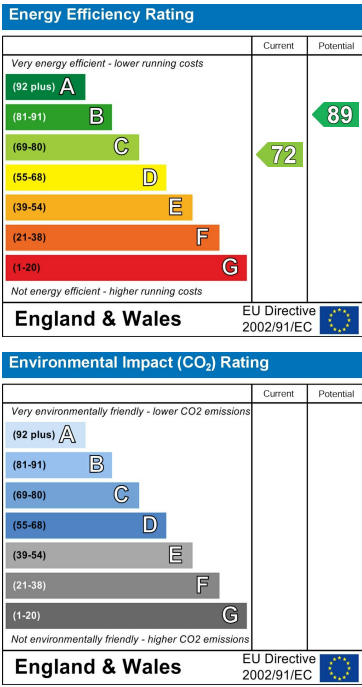


Total area: approx. 41.4 sq. metres (446.0 sq. feet)

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.