



6 Birchwood Avenue, Hull, East Yorkshire, HU5 5YP

- 📍 Semi-Detached House
- 📍 Two Fitted Bedrooms
- 📍 Breakfast Kitchen
- 📍 Lounge & Conservatory
- 📍 Modern Shower Room
- 📍 Side Drive & Garden
- 📍 No Onward Chain!
- 📍 EPC = D

£139,950

INTRODUCTION

Offered for sale with no onward chain is the semi-detached house ideal for first time buyers or investors. The well presented accommodation has the benefit of gas central heating to radiators and uPVC double glazing and comprises an entrance hallway, lounge with feature fireplace, breakfast kitchen with appliances and a conservatory opening to the rear garden. To the first floor are two bedrooms with fitted wardrobes and a modern shower room.

To the front of the property is a lawned garden and a side drive provides excellent off street parking. The lovely rear garden is mainly lawned with a patio area and fenced boundary.

LOCATION

Birchwood Avenue off Maplewood Avenue is a popular residential area located off Springhead Avenue which runs directly off Willerby Road. The area, known locally as Springhead Grange, is conveniently placed for local facilities and amenities and is ideally placed for travel to Hull city centre and its associated facilities. The property also falls within the Wolfreton School catchment area.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

LOUNGE

14'4" x 11'11" approx (4.37m x 3.63m approx)

With feature fireplace, window to front elevation, stairs to the first floor off and laminate flooring.



BREAKFAST KITCHEN

11'11" x 8'8" approx (3.63m x 2.64m approx)

Having a range of fitted base and wall units with wood effect worksurfaces, one and a half sink and drainer with mixer tap, oven and hob with chimney style filter above, plumbing for automatic washing machine, space for fridge/freezer, laminate flooring and door to conservatory. There is also space for a table and chairs.



BREAKFAST KITCHEN - ALTERNATIVE VIEW



CONSERVATORY

7'9" x 6'6" approx (2.36m x 1.98m approx)

With laminate flooring and doors opening out to the rear garden.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

11'11" x 8'9" approx (3.63m x 2.67m approx)

With fitted wardrobes and window to rear elevation.



BEDROOM 2

11'11" x 8'6" approx (3.63m x 2.59m approx)

With fitted wardrobes and window to front elevation.



SHOWER ROOM

With modern suite comprising a walk in shower, pedestal wash hand basin, low flush W.C., storage cupboard.



OUTSIDE

To the front of the property is a lawned garden and a side drive provides excellent off street parking. The lovely rear garden is mainly lawned with a patio area and fenced boundary.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

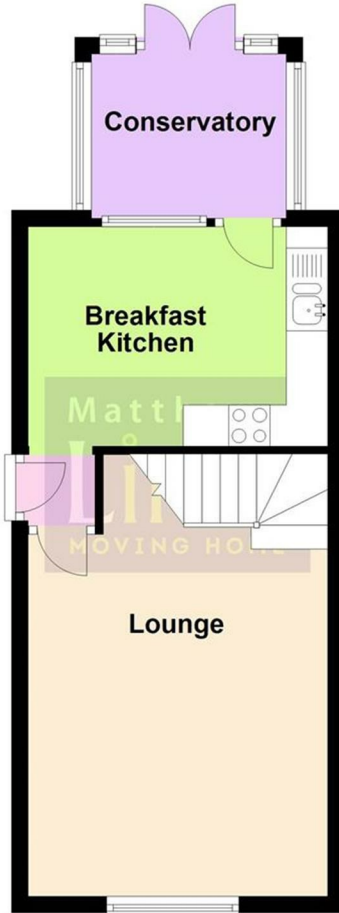
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 sq. feet)

