Whitakers
Estate Agents









48 Birdsall Avenue, Hull, HU5 5QU

£190,000

Whitakers Estate Agents are pleased to introduce this deceptively spacious property which has been significantly enhanced from the original design by a substantial two-storey extension, creating generously proportioned and versatile accommodation ideal for family living. The property is also offered to the market with NO ONWARD CHAIN.

Externally to the front aspect, the property is set behind a low-level timber boundary fence with gated access to the entrance and an adjoining timber-built storage area to the side. Situated at the end of a cul-de-sac, it's position is further enhanced by pleasant open views across neighbouring fields.

Upon entry, the resident is greeted by a welcoming hallway which follows through to the comfortable lounge with feature fireplace and fitted kitchen with adjoining utility room. Undoubtedly one of the standout features is the impressive extension, which provide a very large living / games room, providing a superb space for entertaining and everyday family life, with patio doors opening onto the garden, with views to Willerby village.

To the first floor are two well-proportioned bedrooms and a loft room with the two-storey extension creating an exceptionally spacious room with useful eaves storage. A shower room and separate W.C. complete the accommodation.

Externally to the rear, the property enjoys a generously sized garden with artificial lawn, established planted borders and a further low-maintenance gravelled section. A covered seating area extends from the property, complemented by paved areas for outdoor seating and useful timber storage sheds.

The property offers development opportunity ranging from splitting the very large bedroom into two or more, adding ensuite facilities, or the possibility of splitting the property into two dwellings. subject to relevant consents.

The accommodation comprises

Front external



Externally to the front aspect, the property is set behind a low-level timber boundary fence with gated access to the entrance, together with an adjoining timber-built storage area to the side. The property also benefits from pleasant open views across neighbouring fields to the side aspect.

Ground floor

Entrance porch
Upvc double glazed entrance door and window. Leads to:

Hallway
Leads to: Staircase to the landing off.

Living room/ games room 25'10" x 19'2" (7.88 x 5.86)





Upvc double glazed bow window to the front elevation. Double glazed windows to the rear and patio doors to the side elevation, two radiators and down lighters.
The room benefits from extensive recessed downlighting, with multiple switches providing a variety of lighting configurations.

Lounge 11'11" x 15'1" (3.65 x 4.62)



Upvc double glazed bow window, gas central heating radiator, feature fireplace and a living flame fire, coved ceiling and a large storage cupboard.

Kitchen 8'9" x 12'0" (2.67 x 3.67)







Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and an inset, single drainer sink unit and mixer tap, gas cooking point and a coved ceiling.

Utility room 8'7" x 6'0" (2.63 x 1.83)
Upvc double glazed window, gas central heating radiator and fitted kitchen units and fitted worktops, plumbing for an automatic washing machine. Recently fitted combi boiler with Halo Bluetooth Controller and app-based control, including geofencing and day by day, hour by hour controllable functionality.

Rear lobby
Upvc double glazed entrance door and window.

First floor

Landing
Access to the loft space. Leads to:

Bedroom one 15'8" x 19'3" (4.78 x 5.88)



Four double-glazed roof windows, featuring pivot opening sashes allowing the windows to rotate for ease of cleaning, two gas central heating radiators and access to the eaves to the front and rear elevations.

Bedroom two 9'8" x 15'3" (2.95 x 4.66)



Upvc double glazed window, gas central heating radiator, coved ceiling, fitted wardrobes with sliding doors and a large storage cupboard.

Loft room 11'4" x 9'8" (3.46 x 2.95)



Upvc double glazed window, gas central heating radiator, double wardrobe and two large storage cupboards.

Bathroom



Upvc double glazed window, gas central heating towel rail, fully tiled and fitted with a shower cubicle and vanity wash basin, tiled flooring.

WC

Upvc double glazed window and a low flush WC.

Rear and side external





Externally to the rear, the property enjoys a generously sized garden with an artificial lawn, established planted borders and a further low-maintenance gravelled section. A covered seating area extends from the property, while paved areas provide additional space for outdoor seating. There is a feature waterfall and pond in between the rear and side gardens. A large deadlocked timber storage shed, and a polycarbonate storage container provide storage options for garden equipment and maintenance. There are pleasant open views across neighbouring fields, with Willerby village in the distance.

Security

All external doors have five point multilocks
All windows have key locks
Honeywell fitted alarm. This alarm system, along with the audible sounder, is complemented by a visual alarm beacon (into bedroom two), providing an illuminated warning for the hard of hearing.
Three HIKVision CCTV fixed HD Cameras (Front, side, rear). Controls included.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0003038100480A
Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard. The Front porch is flat roof construction.
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 5 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Making an offer

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 £50.00 - these 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 silicitors to progress a sale.

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.

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

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.

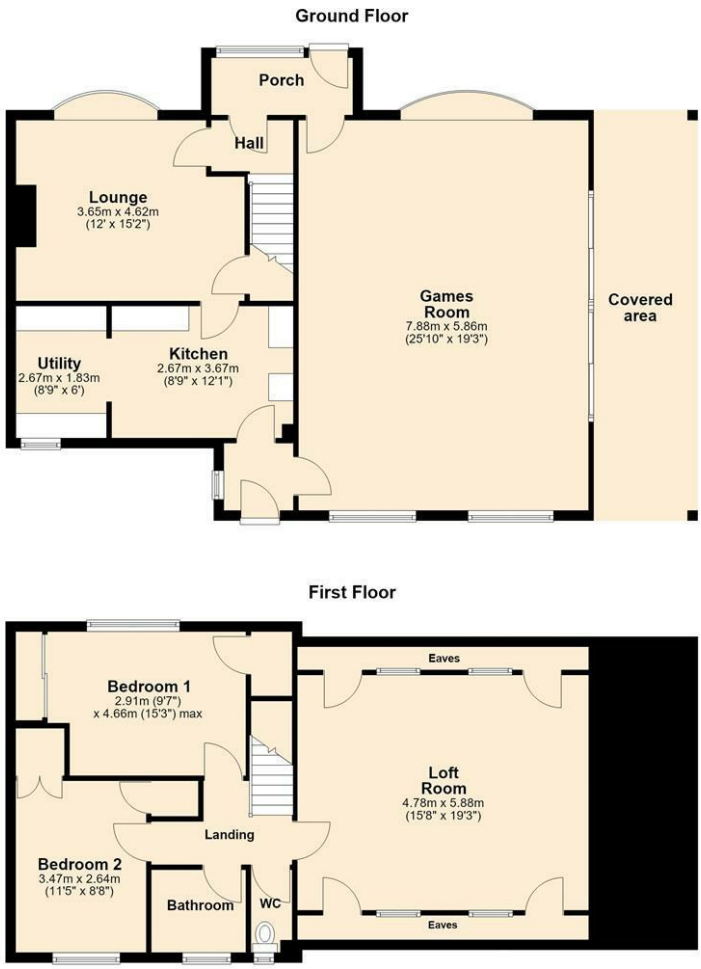
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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

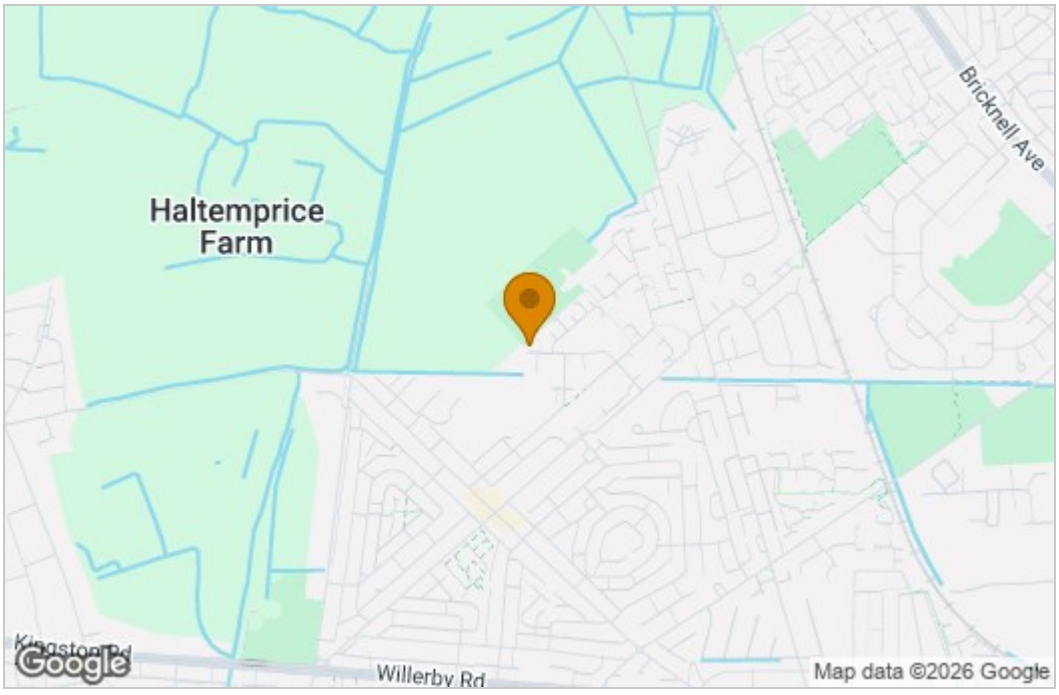
be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

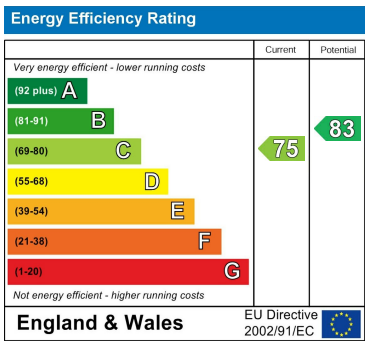
Floor Plan

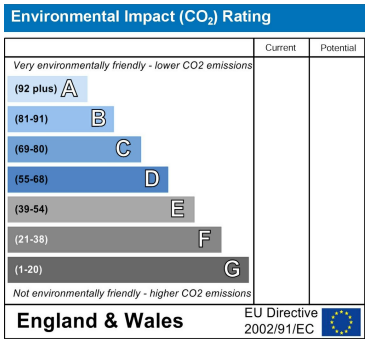


Area Map



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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