

Whitakers

Estate Agents



93 Riley Way

, Hull, HU3 6DU

£180,000



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The Accommodation Comprises

Entrance Hall

An external double glazed panelled entrance door leads into the entrance hall. Having a laminate finish to the floor and a central heating radiator.

Cloakroom / W.C.

Being fitted with a two piece suite comprising: low level W.C. suite and a pedestal wash hand basin. There is a central heating radiator and an obscured double glazed window.

Dining Kitchen

13'5 x 11'5 (4.09m x 3.48m)

Being fitted with a range of contemporary units comprising wall mounted eye-level units, drawers and base units with a complementary fitted worksurface over which incorporates a sink and drainer unit with mixer tap. There is an integrated oven and separate hob with an extractor hood above, an integrated fridge freezer, and plumbing for an automatic washing machine. There is a tiled splashback finish to the walls, a laminate finish to the floor and a double glazed window.

Lounge

11'5 x 14'7 (3.48m x 4.45m)

Having a laminate finish to the floor, a double glazed window, double glazed 'French' doors leading onto the rear garden, and a built-in understairs storage cupboard.

First Floor Landing

Having a central heating radiator and a loft hatch access to the ceiling.

Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

Having two double glazed windows and a central heating radiator.

Bedroom Two

9'8 x 8' (2.95m x 2.44m)

Having a double glazed window and a central heating radiator.

Bedroom Three

6'7 x 6'4 (2.01m x 1.93m)

Having a double glazed window, a central heating radiator and a laminate finish to the floor.

Shower Room

Being fitted with a three piece suite comprising; walk-in shower enclosure, low level W.C. suite and a vanity wash basin. The walls and floor are fully tiled.

External

To the front of the property there is an open plan garden with open aspect.

To the rear of the property there is an enclosed low maintenance garden with areas laid to artificial lawn, decking and a paved patio.

Parking

There are two allocated parking spaces.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Tel: 01482 657657

Broadband - Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Tenure

The property is freehold.

Council Tax Band

Council Tax Band B

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.

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.

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



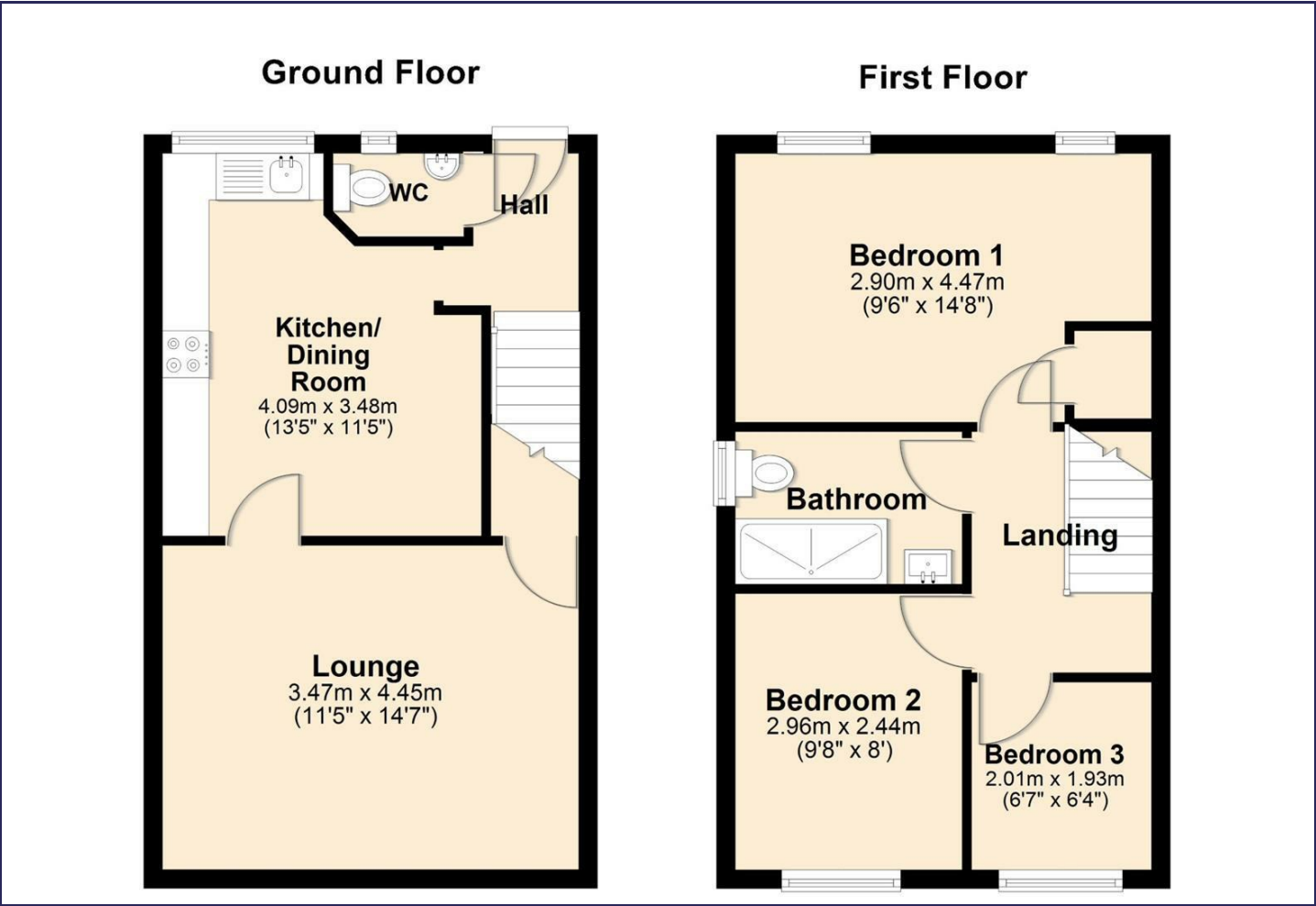
Hybrid Map



Terrain Map



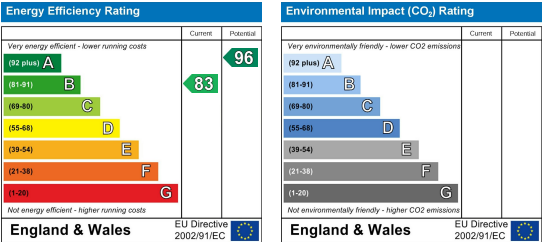
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.