Whitakers
Estate Agents









105 Riley Way, Hull, HU3 6DU

£249,950

Situated on Riley Way, this modern four-bedroom detached home enjoys an attractive corner plot position, conveniently located for the shops and amenities along Spring Bank West and Anlaby Road. Nearby playing fields and accessible links to Hull city centre further enhance its appeal as a family home.

Externally, the property features a low-maintenance paved frontage, complemented by brick walling and decorative railings. A driveway provides off-street parking and leads towards the garage which has a fitted EV charger, whilst a side gate offers access to the rear south-facing garden.

Inside, the entrance hallway leads to a comfortable lounge with a feature bay window, a convenient ground-floor cloakroom and a spacious kitchen/dining room. The latter offers an excellent space for everyday family life, with fitted appliances and ample room for dining.
The first floor accommodates four bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. The property is also fitted with a Hive central heating system.

French doors from the dining room open onto a paved patio, providing an ideal setting for outdoor dining and entertaining. Beyond this, the enclosed south-facing garden is predominantly laid to lawn, with additional paved seating areas, established planting and boundaries formed by timber fencing and brick walling.

The accommodation comprises

Front external



To the front, the property enjoys an attractive position on a corner plot, with a low-maintenance paved frontage enclosed by a combination of brick walling and decorative wrought iron railings. A private driveway provides off-street parking and leads to the attached garage, whilst a gated entrance offers access to the rear garden.

Ground floor

Hallway



Composite double glazed door, central heating radiator, and carpeted / laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 15'7" x 11'5" (4.76 x 3.48)



UPVC double glazed bay window, two central heating radiators, and carpeted flooring.

Kitchen / dining room 11'1" x 21'4" (3.40 x 6.51)



Kitchen area



UPVC double glazed window, built-in storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above and integrated fridge-freezer.

Dining room



UPVC double glazed French doors, two central heating radiators, and laminate flooring.

First floor

Landing
With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'2" x 11'5" (3.42 x 3.49)



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 9'0" x 9'10" (2.75 x 3.02)



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom three 6'10" x 11'2" (2.09 x 3.41)





UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom four 6'7" x 9'7" (2.01 x 2.94)



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bathroom



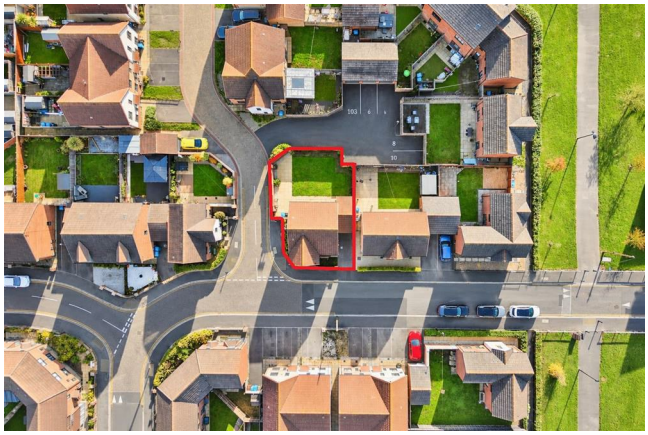
UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and mixer shower and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



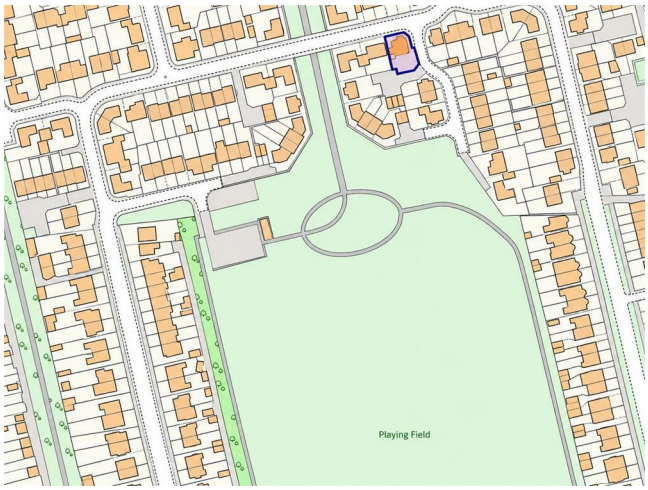
To the rear, the property benefits from a generously proportioned, fully enclosed garden, predominantly laid to lawn and complemented by extensive paved patio areas, ideal for outdoor dining, entertaining and relaxation. Timber fencing and brick walling provide a good degree of privacy, whilst established planting adds a touch of greenery. The garden also benefits from convenient access to the property through French doors and a separate external door.

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 - 00040094010501
Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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 Declaration

We 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 show 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.

The agents 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.

Free Market Appraisals / Valuations

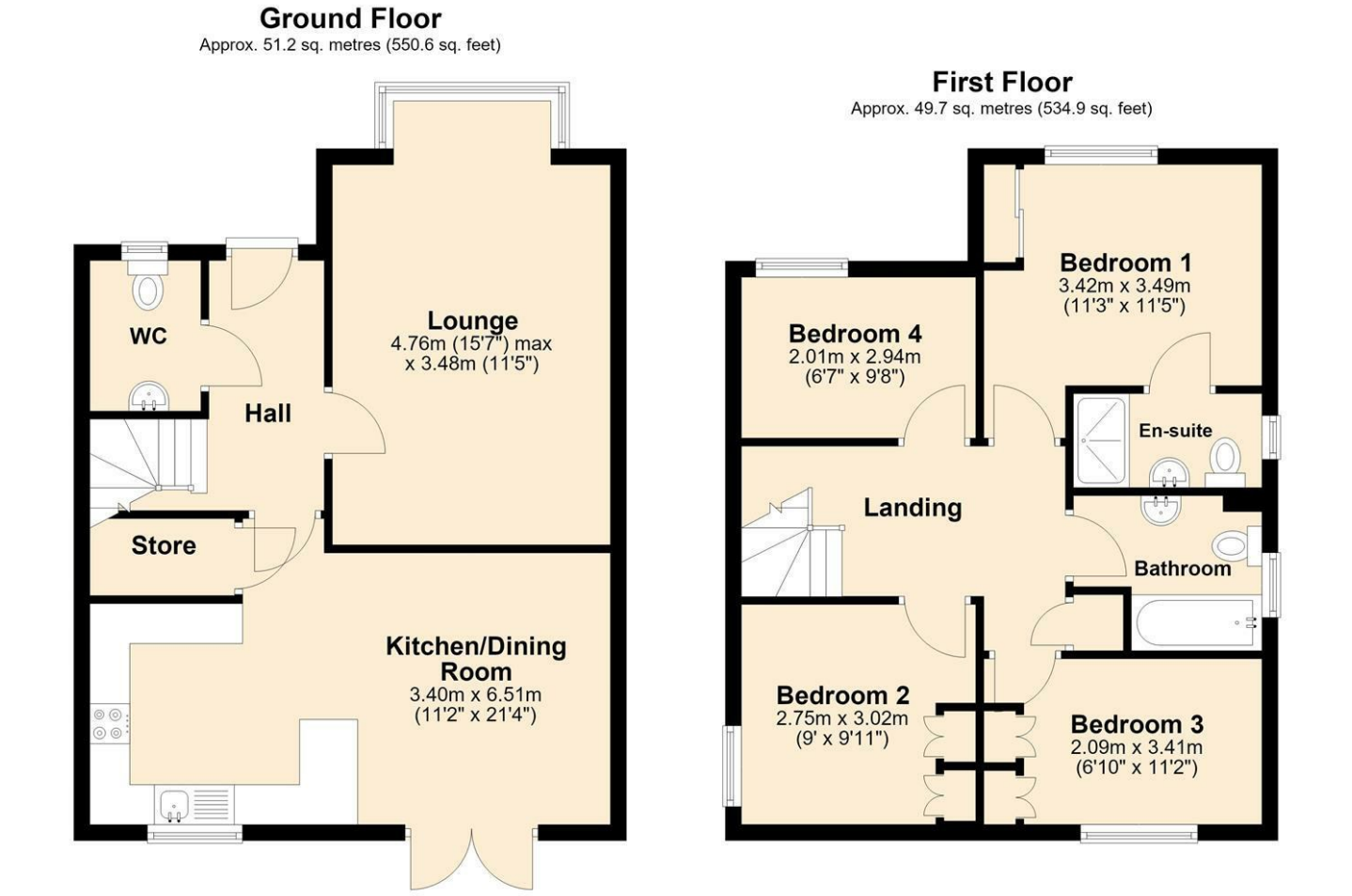
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

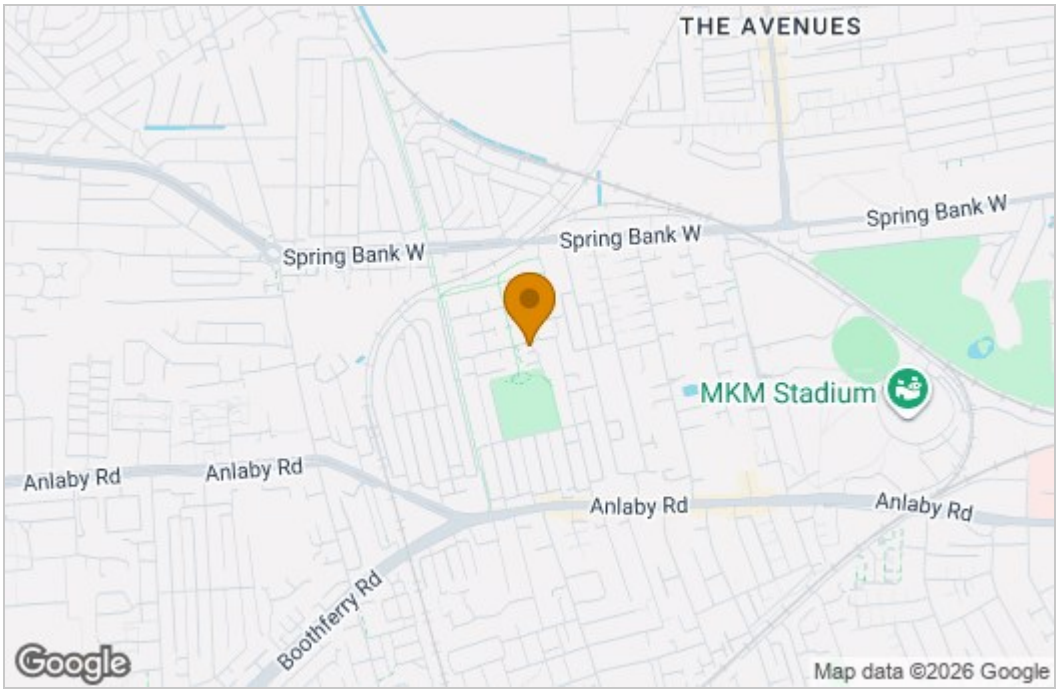
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

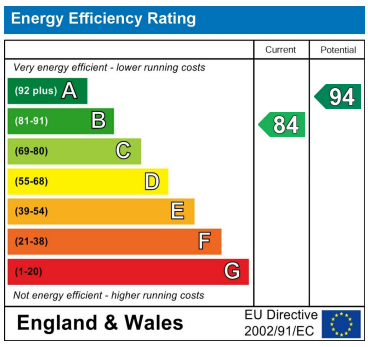


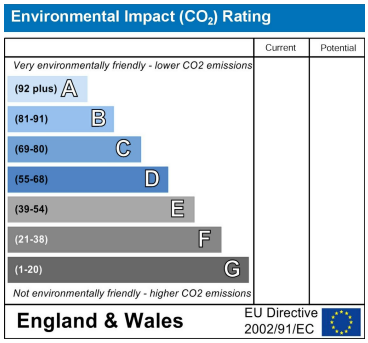
Total area: approx. 100.9 sq. metres (1085.5 sq. feet)

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.

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