

Whitakers

Estate Agents



72 Rivelin Park, Hull, HU7 3GP

Asking Price £192,500

*** £5,000 ALLOWANCE TOWARDS THE DEPOSIT ***

This amazing 3 bedroom mid town house really does need to be viewed to be fully appreciated!

Situated on the ever popular Kingswood development, close to array of retail and leisure facilities available at Kingswood Retail Parks, the property has been greatly improved by the current owners to the highest standard to provide outstanding family accommodation in true "move-in" condition!

Being arguably one of the most popular designs of three storey living, the property briefly comprises; stunning modern fitted kitchen/diner, spacious lounge with media wall and cloak room to the ground floor, the first floor houses two double bedrooms and a family bathroom whilst the second floor boasts the spacious master suite comprising double bedroom, walk in dressing room and modern en suite shower room.

Also benefitting from rear driveway and converted garage/gym and enclosed rear garden together with gas central heating and double glazing, internal inspection is truly necessary to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance

Composite front entrance door into.....

Kitchen/Diner 12'11 x 10'5 (3.94m x 3.18m)



Stunning contemporary kitchen fitted with a range of white wall and base units, complementary work surfaces and tiled splash backs. 4 ring halogen hob with extractor hood over and electric fan oven below and stainless steel sink/drainage with mixer taps. Integrated fridge/freezer, dish washer and automatic washing machine, feature tower radiator, tiled flooring, space for dining table, storage cupboard and uPVC window with shutters to front aspect.

Downstairs Cloakroom



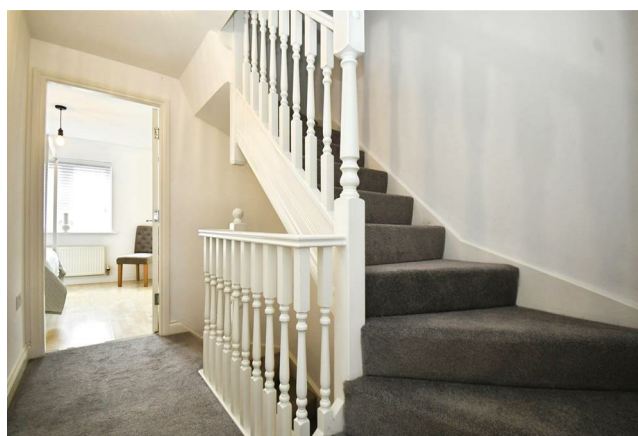
With low flush wc, vanity sink unit, uPVC window to front aspect and central heating radiator.

Lounge 16'5 x 13'5 (5.00m x 4.09m)



Bright and spacious lounge with media wall and feature bio-ethanol fire, uPVC French doors with side windows into rear garden, storage cupboard and central heating radiator.

First Floor Landing



Stairs to first floor landing with carpeted flooring and central heating radiator.

Bedroom Two 13'5 x 9'11 (4.09m x 3.02m)



Double bedroom with uPVC window to rear aspect, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Three 13'3 x 9'5 (4.04m x 2.87m)



Second double bedroom with two uPVC windows to front aspect, laminate flooring, central heating radiator and fitted wardrobes.

Family Bathroom



Family bathroom comprising panel bath with mixer shower, low flush wc and vanity hand wash basin. Part tiled walls, vinyl flooring and extractor fan.

Second Floor Landing

Stairs from first floor landing to second floor master suite.

Master bedroom 13'4 x 12'11 (4.06m x 3.94m)



The spacious master bedroom features uPVC window to front aspect, laminate flooring, built in cupboard and central heating radiator and opens into...

Dressing Room 10'4 x 6'5 (3.15m x 1.96m)



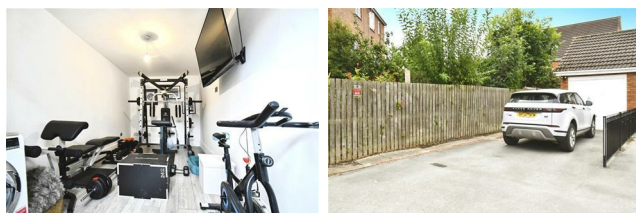
With fitted mirrored wardrobes, laminate flooring, "velux" style window to rear aspect and door into....

Ensuite



Modern ensuite featuring walk-in shower cubicle with dual head mains shower over, vanity sink unit and low flush wc. Heated towel rail, wall panelling, tiled flooring, extractor fan and "velux" style window to rear aspect

Garage



The garage has been equipped as a home gym with boarded walls, laminate flooring, tv point and electric supply with internal door into rear garden.

Outside



To the front of the property is a courtyard garden laid to slate with wrought iron fencing and mature

plants and shrubs. To the rear is a private enclosed garden with paved patio area, space for a hot tub and fencing to perimeter with rear gate access to the private driveway fronting the garage providing parking for 2 vehicles.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

Awaited

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 sales 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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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

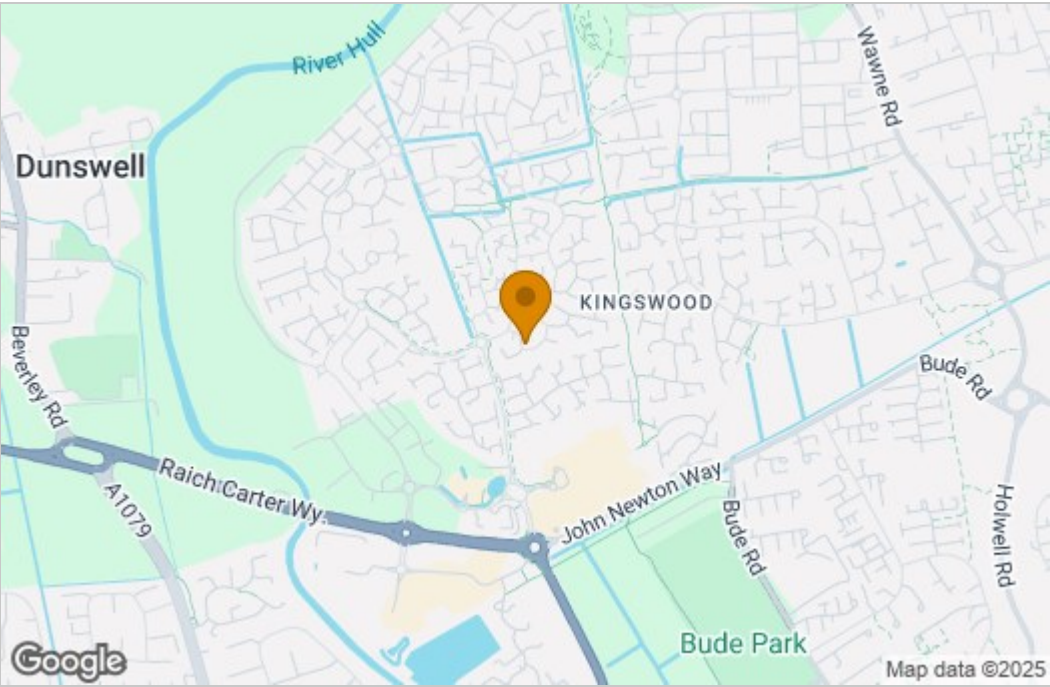
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Floor Plan

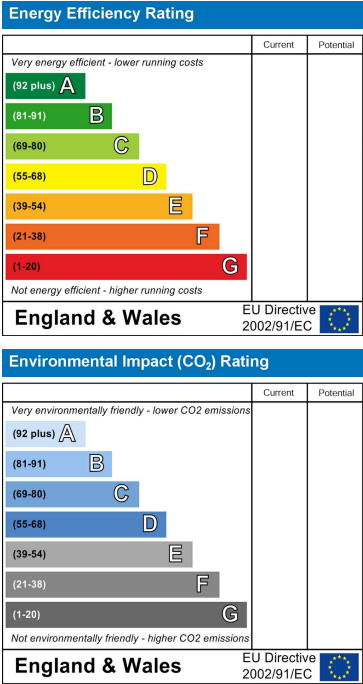


Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

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.