Riverside



4 County Road North

, Kingston Upon Hull, HU5 4HA

Offers in excess of £150,000

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Ground Floor

Entrance Hallway
A welcoming entrance to the front via UPVC double glazed door, fixed staircase to first floor, under stairs storage, carpet flooring and radiator.

Lounge
11'5" x 10'11" (3.48m x 3.35m)
A bright lounge with UPVC bay window to the front, original fireplace, carpet flooring and radiator.

Dining Room
17'2" x 11'0" (5.25m x 3.37m)
A generous room to the rear, currently used as a second lounge, with UPVC double glazed box bay window to the rear, feature fireplace housing a gas fire, carpet flooring and radiator.

Kitchen
7'10" x 11'3" (2.40m x 3.43m)
Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset stainless steel sink unit and freestanding cooker. With two UPVC double glazed windows to the side and door to the garden.

Office
9'10" x 7'10" (3.02m x 2.39m)
With UPVC double glazed windows to the side and rear and carpet flooring.

First Floor

Central Landing
Providing access to all first floor rooms.

Bedroom One
10'8" x 11'0" (3.26m x 3.37m)
Main double bedroom to the front with UPVC double glazed bay window, carpet flooring and radiator.

Bedroom Two
11'0" x 10'8" (3.36m x 3.27m)
Second double bedroom to the rear with UPVC double glazed window, fitted cupboard for storage, carpet flooring and radiator.

Bedroom Three
6'0" x 6'11" (1.85m x 2.13m)
Third bedroom with UPVC window to the front, carpet flooring and radiator.

Bathroom
5'8" x 6'0" (1.74m x 1.83m)
With UPVC double glazed window to the rear. Fitted with a three piece suite, comprising panelled bath with shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

Externally
To the front is a planted garden with pathway leading to the front door. The rear garden is enclosed with lawn area, patio area and planted borders and a gate onto the ten foot.

Garage
accessed via the gated ten foot with outward opening doors.

Council Tax Band
We have been advised the property is council tax band B, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:
Freehold

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.









Road Map



Hybrid Map



Terrain Map



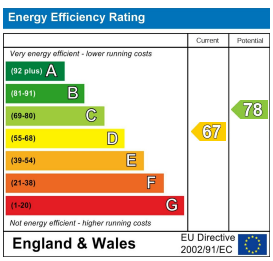
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 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.

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