Riverside



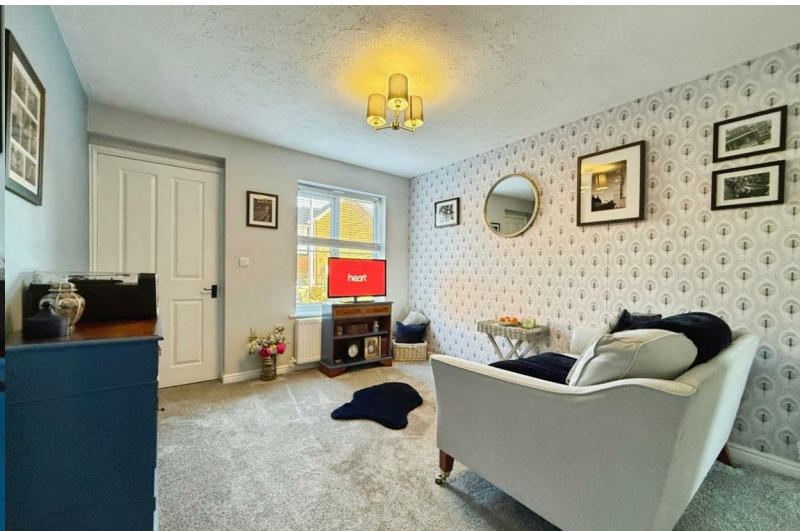
31 Robinia Drive

, Hull, HU4 6QN

Offers over £155,000

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Ground Floor

Entrance Hallway
Entry to the front via UPVC glazed door. Access into:

Lounge
14'11" x 10'3" (4.56m x 3.13m)
A bright and spacious lounge with UPVC double glazed window to the front, fixed staircase to the first floor level, carpet flooring and radiator.

WC
Accessed via the inner lobby, fitted with a low level WC and sink set upon vanity unit with storage. With tiling to splashback area, extractor fan and radiator.

Kitchen
9'3" x 10'2" (2.84m x 3.12m)
A Lovely kitchen fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands, tiling to splashback areas, inset composite sink unit, inset four-ring gas hob with extractor over and built in oven below, integrated fridge/freezer and space for a washing machine. With UPVC double glazed window and door to the rear, vinyl flooring and radiator.

First Floor

Central Landing
Providing access to all first floor rooms.

Bedroom One
11'9" x 10'4" (3.59m x 3.15m)
A generous double bedroom to the front, with UPVC double glazed window, storage cupboard, carpet flooring and radiator.

Bedroom Two
10'3" x 7'8" (3.13m x 2.36m)
To the rear with UPVC double glazed window, carpet flooring and radiator.

Bathroom
7'6" x 5'0" (2.29m x 1.53m)
A well appointed bathroom with a three-piece suite in white, comprising panelled bath with electric shower over, sink set within vanity unit with storage and a low level WC. With UPVC cladding to the splashback areas, vinyl flooring and radiator.

Externally
To the front is a driveway for two vehicles and the rear is a private and enclosed landscaped garden, with patio for outdoor seating and the rest laid to lawn.

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

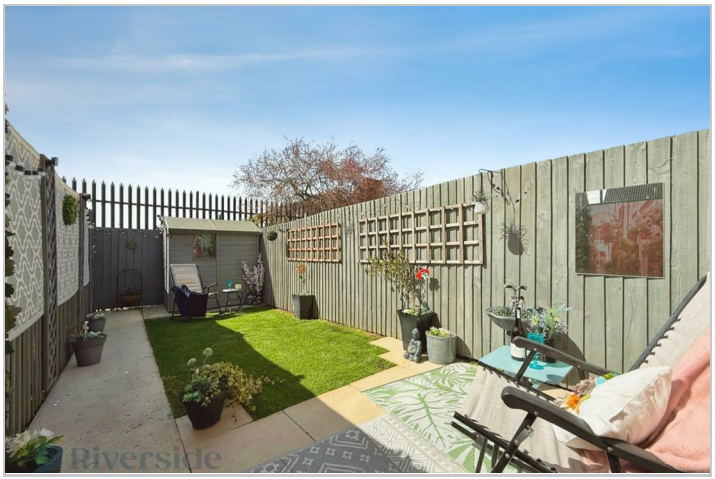
ADDITIONAL INFORMATION
Tenure:
Freehold

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



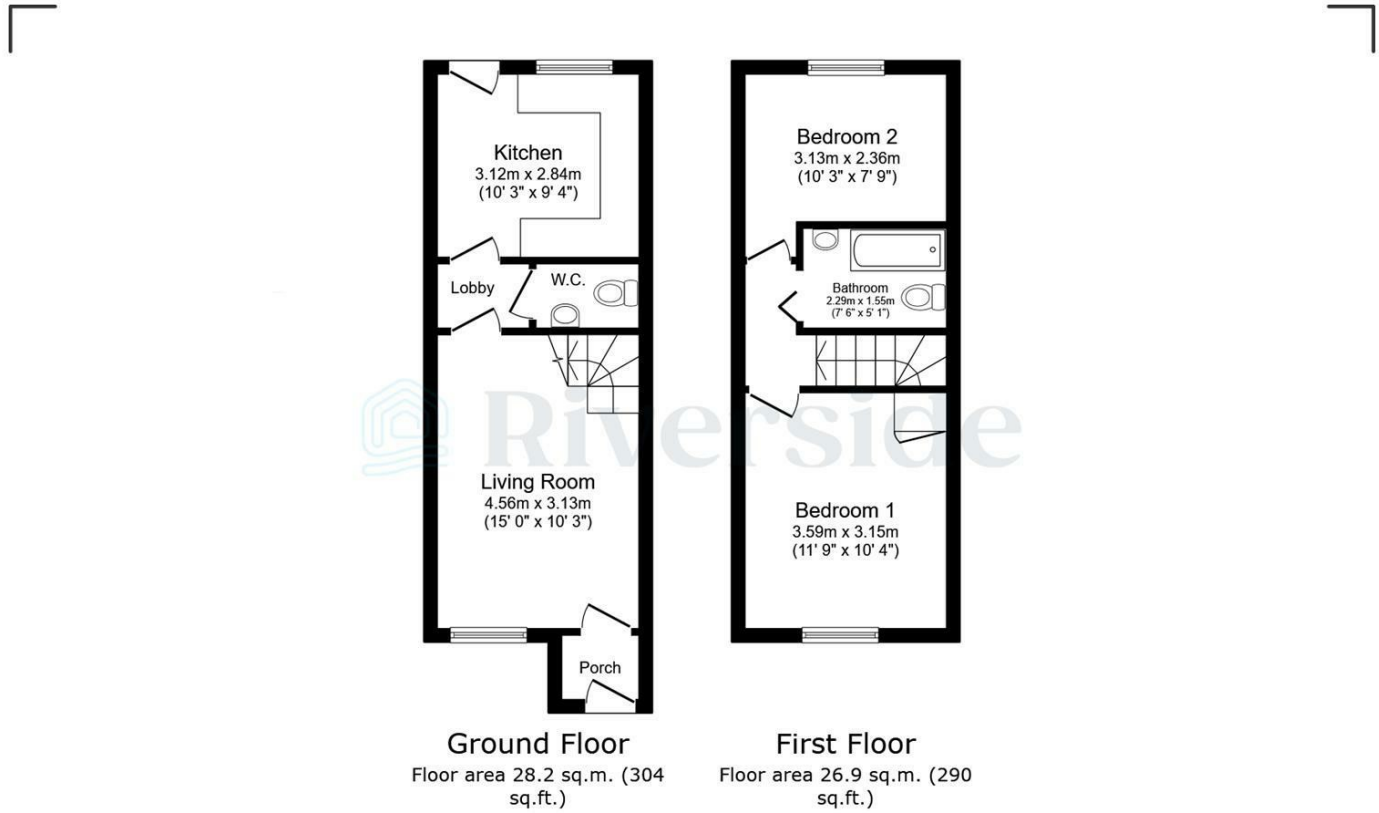
Hybrid Map



Terrain Map



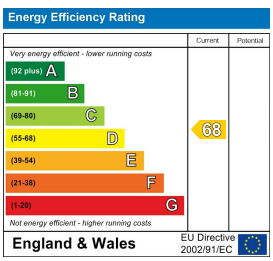
Floor Plan



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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