Riverside



11 Oaklands Drive

, Hessle, HU13 0LT

Offers in the region of £260,000

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Ground Floor

Entrance Hallway
Composite door leading to entrance hall. Stairs to first floor. Under stairs storage. Door to cloak room and dining room.

Lounge
14'3" x 11'5" (4.36m x 3.50m)
A bright and spacious room to the front with UPVC double glazed bay window, feature fireplace with log burner, wood effect and radiator.

Dining/Family Area
12'0" x 15'3" (3.68m x 4.65m)
A lovely open space with UPVC door to the rear, fitted cupboards either side of chimney breast and radiator. Opening into

Kitchen
13'10" x 9'2" (4.24m x 2.80m)
A beautiful light and modern kitchen, fitted with a range of base and wall mounted units, large central island, inset hob with extractor over, built in double oven, integrated dishwasher, washing machine and fridge/freezer. With UPVC French doors to the rear garden and a large roof light.

WC
Fitted with a two piece suite with Low level WC and sink, with tiling to the splashback area.

First Floor

Central Landing
With UPVC double glazed window to the side, providing access to all first floor rooms and a hatch to the fully boarded loft with drop down ladders.

Bedroom One
10'8" x 14'3" (3.26m x 4.36m)
A generous double bedroom with UPVC double glazed bay window, decorative fireplace, stripped wooden floors and radiator.

Bedroom Two
10'2" x 10'8" (3.11m x 3.26m)
Double bedroom with the rear with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Three
6'1" x 7'6" (1.87m x 2.29m)
To the front with UPVC double glazed window, wood flooring and radiator.

Bathroom
5'11" x 6'0" (1.81m x 1.85m)
A modern bathroom fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, sink set upon vanity unit with storage and low level WC. With fully tiled walls, heated towel radiator and UPVC double glazed window to the rear.

Externally
Outside, to the front is a walled garden, the side has a pathway to rear garden and the rear is a generous and enclosed, westerly facing garden, perfect for sunny evenings and entertaining. With large decking area for seating, rest laid to lawn with planted borders and to the end of the garden is an

oversize single garage and hard standing to the side for additional parking.

Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire 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



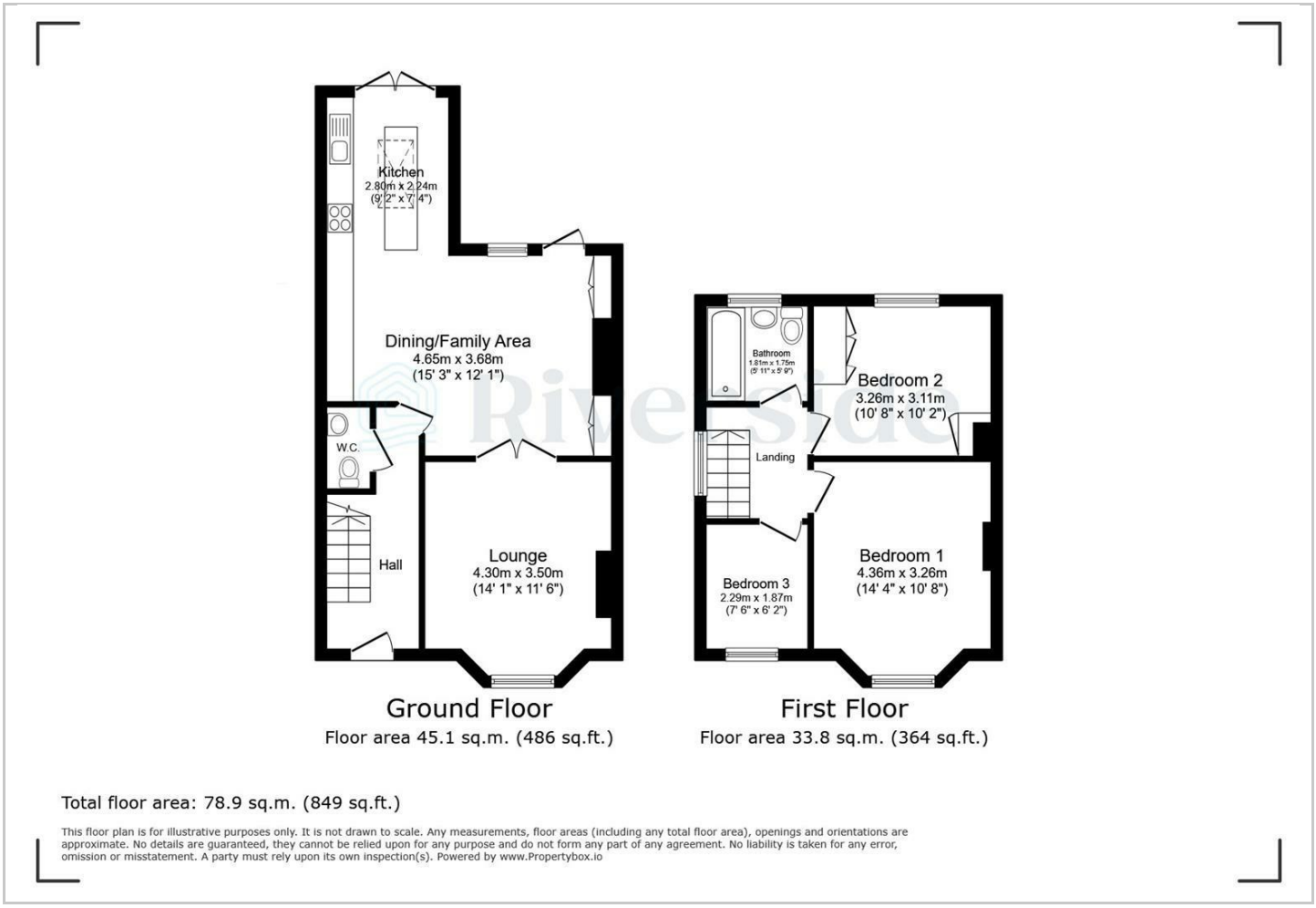
Hybrid Map



Terrain Map



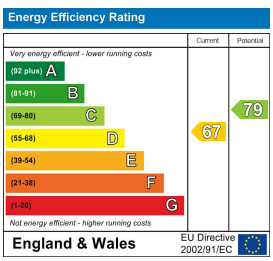
Floor Plan



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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