



*113 Rokeby Park, Hull, East Yorkshire, HU4 7QE*

- 📍 3 Bedroom Semi-Detached
- 📍 Contemporary Kitchen
- 📍 High-Spec Appliances
- 📍 Council Tax Band = B

- 📍 Open-Plan Living
- 📍 Beautifully Presented
- 📍 3 x Off-Street Parking
- 📍 Freehold/EPC = D

*Offers Around £250,000*

## INTRODUCTION

Beautifully renovated three-bedroom semi-detached home located in a popular residential area of Hull. This property has been thoughtfully redesigned to offer a blend of contemporary style and practical, family-friendly living.

The ground floor of open-plan design comprises an entrance area and lounge, flowing through to the dining area and kitchen. Downlit archways subtly distinguish each space while maintaining a fluid, cohesive feel. The contemporary kitchen features a stylish quartz peninsula, serving as worksurface space and a breakfast bar is perfect for both casual dining and social gatherings. Adjacent to the main living space is a conservatory/utility room, with the ground floor also benefitting from a W.C. The first floor presents three good-sized bedrooms and a recently fitted, fully tiled bathroom. Outside, the property benefits from a generous driveway with off-street parking for up to three vehicles.

This home is ready to move straight into and offers a high-end finish for a modern, comfortable lifestyle. Viewing is highly recommended!

## LOCATION

Rokeby Park is a very popular residential area situated off Anlaby Park Road North and is well placed for a range of amenities including those on offer in Anlaby. Convenient access can be gained to Hull city centre or in a westerly direction towards the Humber Bridge and A63 beyond. The area also has schooling for all ages together with a number of recreational facilities.

## ACCOMODATION

Door opens to entrance porch with windows to side and residential entrance door to:

### OPEN PLAN LIVING AREA

Star patterned tiles are laid upon immediate entry to the open plan living space on the ground floor. Through an archway from the entrance area, the space consists of a lounge area with an additional archway leading through to the dining area and kitchen.



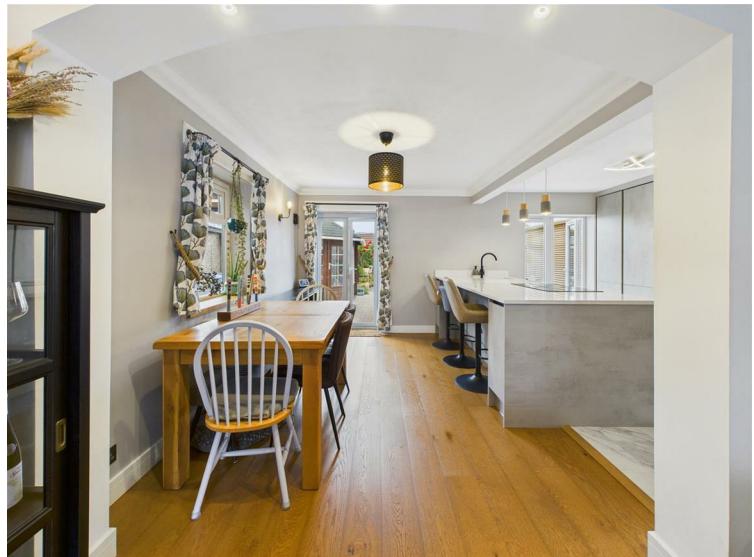
## LOUNGE AREA

With bay window to front and log burner with stone hearth and tiled surround. A feature archway with downlights leads through to the dining and kitchen area.



## DINING AREA

With window to side and French doors to the rear patio.



## KITCHEN

Recently installed, contemporary kitchen accessed from the open dining area or door from the entrance area. Fitted units run along one wall boasting a range of integrated appliances including oven, combination microwave-oven and fridge-freezer. The centre of the space showcases a wide, island style peninsula with a quartz worksurface. The peninsula houses a four-ring induction hob with inbuilt downdraft extractor fan, sink with drainer grooves and is finished by three pendant light fittings. A door opens to the W.C. and French doors lead through to the conservatory.



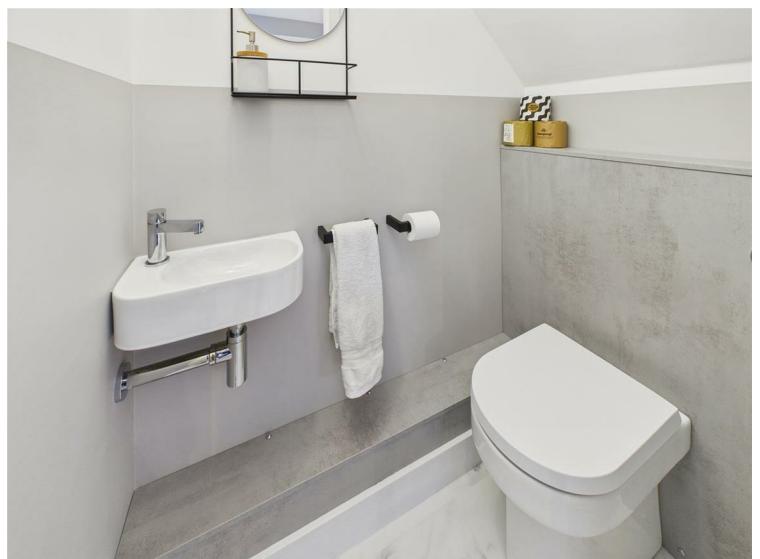
## CONSERVATORY

Featuring a wall with Wainscot panelling and fitted worksurface with plumbing for a washing machine and space for dryer beneath. French doors open on to the rear patio.



## W.C.

Comprising concealed-flush W.C. and wash-hand basin to corner.



## FIRST FLOOR

## LANDING

With varnished floorboards and pendant lighting.



## BEDROOM 1

With window to the rear elevation.



## BEDROOM 2

With fitted wardrobe space and windows to the front and side elevations.



## BEDROOM 3

Window to the front elevation.



## BATHROOM

Contemporary, tiled bathroom comprising D-shaped bath with rain head shower fitting and screen, concealed-flush W.C. and wash-hand basin atop fitted vanity unit beneath window to the rear elevation.



## OUTSIDE

The rear of the property presents a paved patio with a pergola area and summer-house/shed. There is a car port to the side and paved driveway to the front with ample off-street parking for up to three vehicles.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

