



SYMONDS + GREENHAM

Estate and Letting Agents



1 Riversdale Road, Hull, Yorkshire HU6 7EZ **Offers in excess of £150,000**

LOVELY THREE BED SEMI-DETACHED HOME - NO CHAIN INVOLVED - OFF-STREET PARKING

Welcome to Riversdale Road, a desirable location off Beverley High Road, where you will find this delightful 3-bedroom semi-detached home. Nestled conveniently close to well-regarded schools and local amenities, this property offers easy access to a range of conveniences. With good transport links to both Hull city centre and Kingswood retail park, which is home to a supermarket, cinema, and various retail outlets and restaurants, you'll have everything you need within reach. Perfect for a family, this property provides ample living space to accommodate your needs. As you enter, you'll be greeted by an inviting entrance hall, setting the tone for the home. The spacious living room offers a comfortable area for relaxation and entertaining. The kitchen/diner provides a versatile space for family meals and social gatherings, creating a hub of activity in the home. Moving upstairs, you'll find two double bedrooms, offering generous accommodation for residents and guests. Additionally, there is a single third bedroom, perfect for a child's room or a home office. The family bathroom provides functionality and convenience.

Outside, the property boasts both front and rear gardens, allowing for outdoor enjoyment and relaxation. Additionally, a garage provides off-street parking, ensuring convenience for you and your vehicles. In summary, this 3-bedroom semi-detached property on Riversdale Road offers a perfect opportunity for a family seeking a comfortable and well-connected home. With its proximity to well-regarded schools, local amenities, and excellent transport links, it provides easy access to everything you need. The ample living space, front and rear gardens, and garage for off-street parking make this property an ideal choice. Don't miss out on the chance to make this delightful home your own.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen/diner and door to...

LIVING ROOM

12'11 max x 10'10 max (3.94m max x 3.30m max)

with electric fire



KITCHEN/DINER

16'10 max x 12'7 max (5.13m max x 3.84m max)

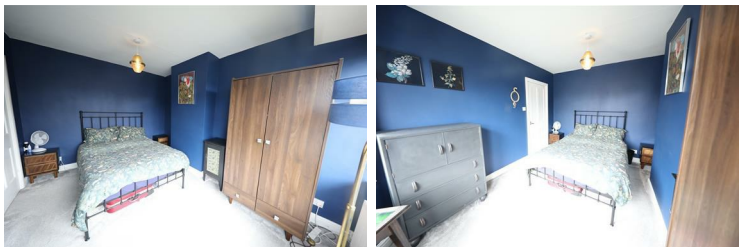
with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, space for range style cooker, plumbing for washing machine, space for fridge-freezer and french doors to rear garden



FIRST FLOOR

BEDROOM 1

12'10 max x 9'7 max (3.91m max x 2.92m max)



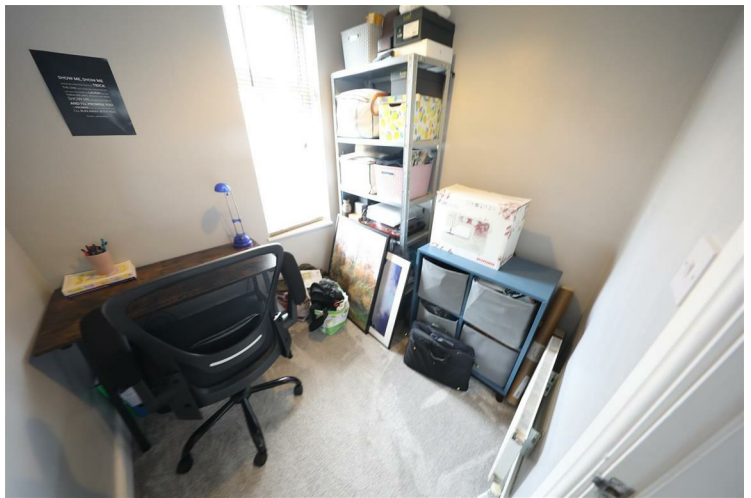
BEDROOM 2

9'8 max x 9'1 max (2.95m max x 2.77m max)



BEDROOM 3

6'9 max x 6' max (2.06m max x 1.83m max)



BATHROOM

with low level WC, pedestal hand basin, panelled bath with over head shower attachment, heated towel, tiled to splash back areas



OUTSIDE

The front garden is mainly laid to gravel. The rear garden is mainly laid to gravel with some low maintenance shrubbery and a garage with vehicular access via the side ten-foot.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

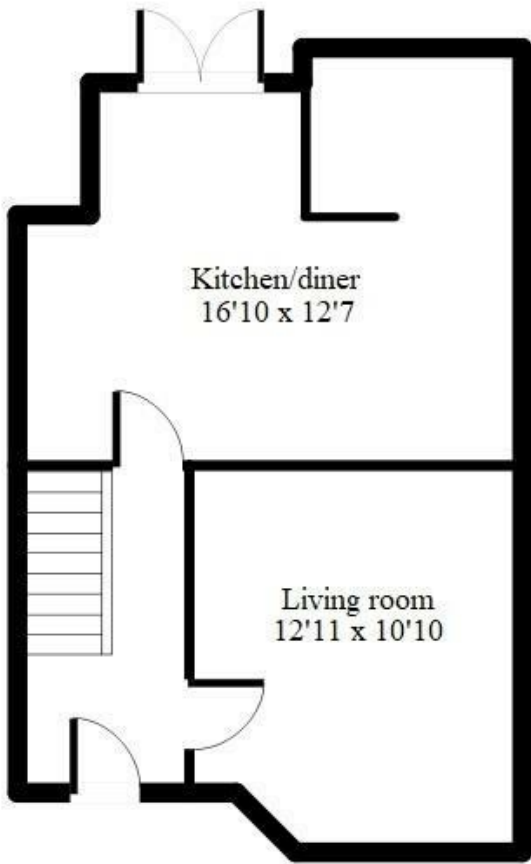
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX

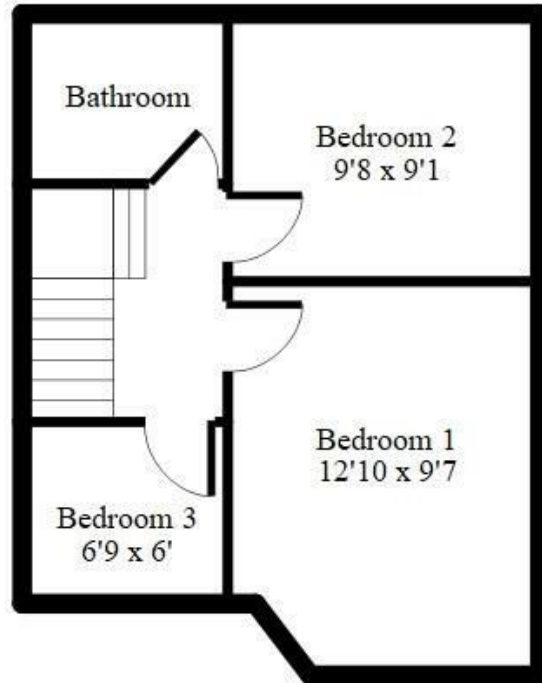
Symonds + Greenham have been informed that this property is in Council Tax Band B.

TENURE

Symonds + Greenham have been informed that this property is Freehold.



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	85
(61-81) B	
(49-60) C	
(39-48) D	
(29-38) E	
(13-28) F	
(1-12) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

