

# Whitakers

Estate Agents



## 59 Rivelin Park, Hull, HU7 3GP

**Offers In The Region Of £280,000**

Whitakers are delighted to offer this very well presented 4 bedroom detached family home to the market.

Situated on the ever popular Kingswood development, well positioned for the shops and leisure outlets of Kingswood Retail Park as well the well regarded primary and secondary schools, the property offers outstanding spacious and well proportioned family accommodation in a very sought after location!

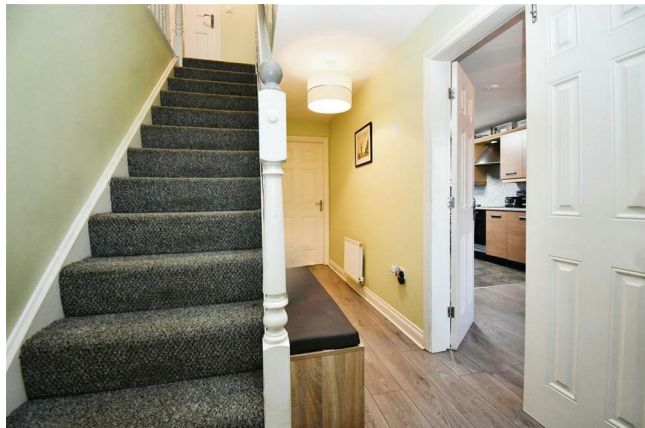
Briefly comprising; entrance hallway, lounge, study, dining area, kitchen, utility area and downstairs cloakroom to the ground floor, there are 4 well proportioned bedrooms, the master being en-suite and a family bathroom to the first floor.

Also benefiting from front and rear gardens, detached garage and off road parking together with Fully owned Solar Panels, UPVC double glazing and gas central heating, internal viewing is recommended!



The accommodation comprises

#### Entrance Hall



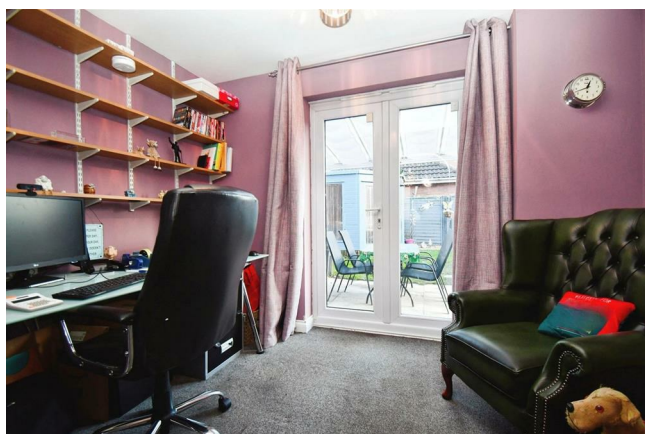
Composite front door into entrance hallway with laminate flooring, central heating radiator, under stair storage cupboard, door to downstairs cloakroom and stairs to first floor.

#### Lounge 14'9 x 10'2 (4.50m x 3.10m )



With carpeted flooring, UPVC window to front aspect, central heating radiator, feature fireplace with inset fire. Opens through to....

#### Study 6'7 x 10'2 (2.01m x 3.10m)



With carpeted flooring, central heating radiator and French doors to rear garden.

#### Dining area 10'2 x 9'6 (3.10m x 2.90m)



Double doors from entrance hall into dining area with laminate flooring, central heating radiator and UPVC window to front aspect. Open plan into....

#### Kitchen 11'2 x 9'6 (3.40m x 2.90m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring induction hob with extractor hood over and oven below. Stainless steel sink/drainer with glazed top and mixer taps over, American style fridge/freezer and space for under counter dish washer, Breakfast bar seating area and UPVC window to rear aspect. Open through into....

#### Utility Area

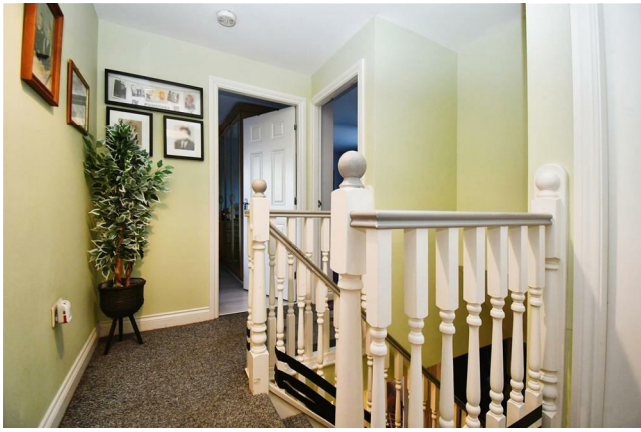
With plumbing for automatic washing machine, work surface and cupboard space, internal door to entrance hall and door to rear garden.

#### Downstairs cloakroom



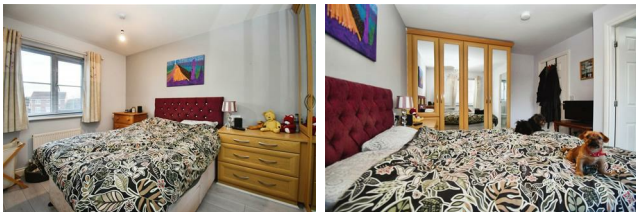
Accessed from entrance hall with low flush wc, hand wash basin with vanity unit and central heating radiator.

## First floor landing



Stairs rising from entrance hall to spacious carpeted landing area.

Bedroom One 12'10 x 8'6 max (3.91m x 2.59m max)



Fitted wardrobes, laminate flooring, central heating radiator, UPVC window to rear aspect and door to.....

## En-suite



Tiled shower cubic;e with mains shower, low flush wc, hand wash basin with vanity unit and UPVC window to rear aspect.

## Bedroom Two 8'10 x 13'1 (2.69m x 3.99m)



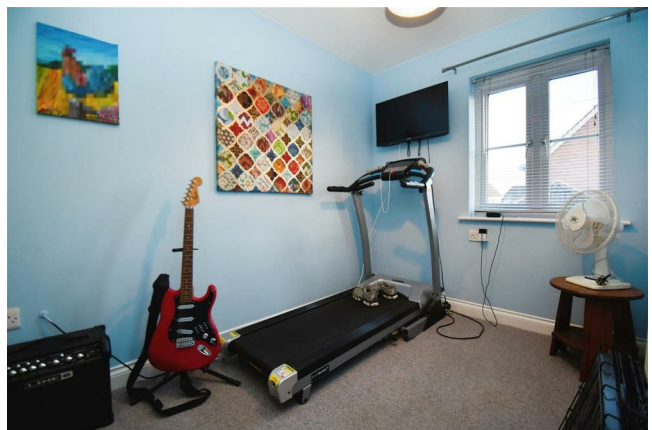
Fitted wardrobes, carpeted flooring, central heating radiator and UPVC window to front aspect.

Bedroom Three 9'2 x 10'2 (2.79m x 3.10m)



Built in cupboard, carpeted flooring, central heating radiator and UPVC window to front aspect.

Bedroom Four 6' x 12'2 max (1.83m x 3.71m max)



Fitted wardrobes, carpeted flooring, central heating radiator and UPVC window to rear aspect.



## Family bathroom



Panel bath with mains shower over and fitted shower screen, low flush wc, hand wash basin with vanity unit, tiled walls, central heating radiator and UPVC window to rear aspect

## Outside



To the front of the property is a lawned garden with wrought iron fence and gate access to rear. To the rear of the property is an enclosed garden laid mainly to lawn but with patio area with canopy over, summer house and fenced area providing further parking.

## Garage



Located next to the property is a single garage with up and over door and driveway parking to the front.

## Tenure

The property is Freehold

## Council Tax

Council Tax band E

Kingston upon Hull City Council

## EPC

Awaited

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

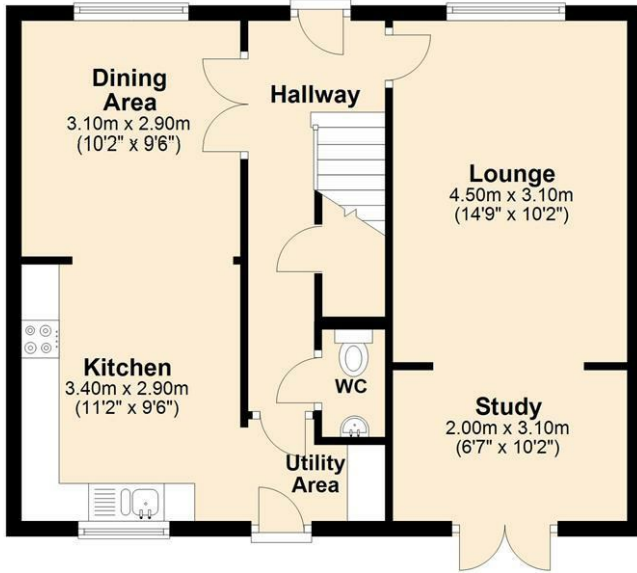
Planning - Whilst there are planning applications in the area, non are specific to the property.

## Whitakers Estate Agent Declaration:

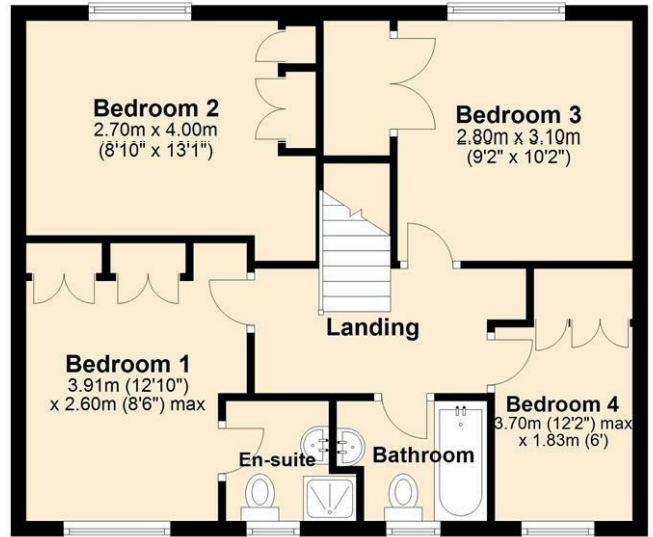
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

**Ground Floor**

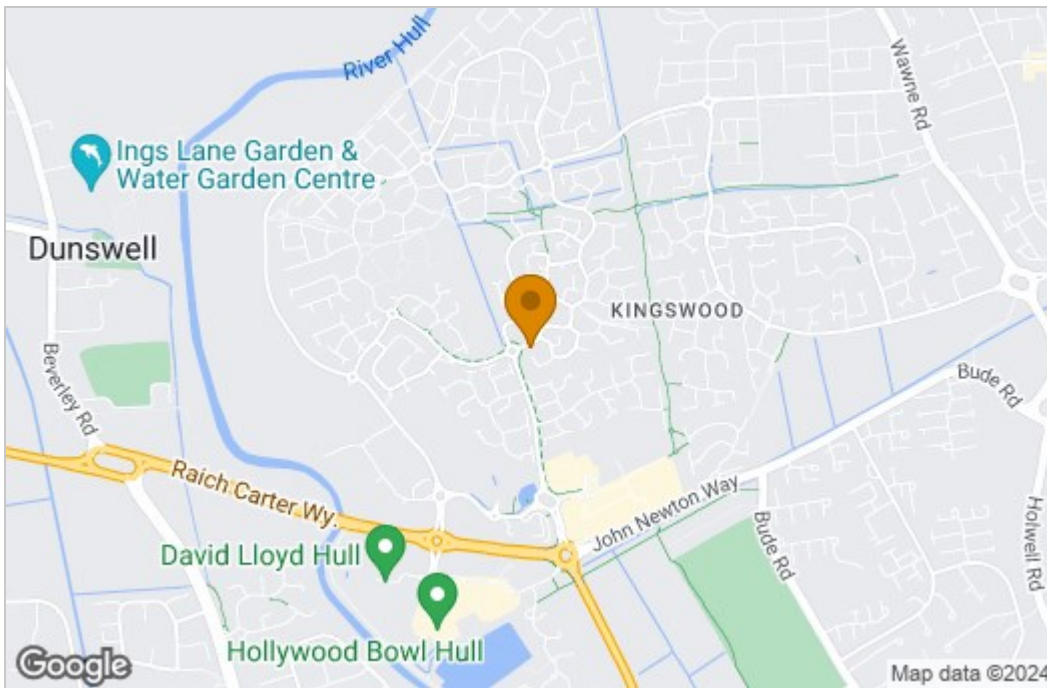


**First Floor**

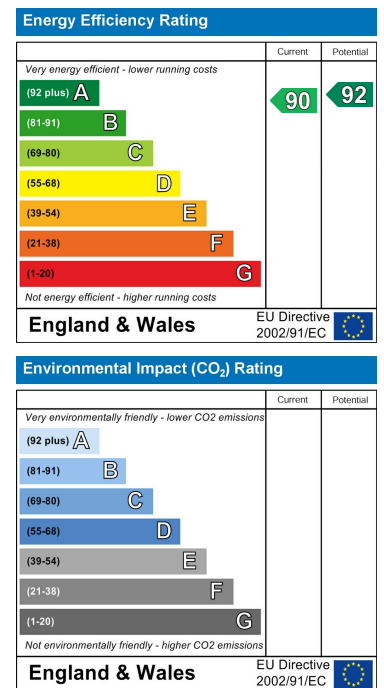


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.