

Whitakers

Estate Agents



31 Risholme Way, Hull, HU8 9BY

Offers Around £245,000

Occupying an enviable position at the foot of a quiet cul-de-sac with open aspects to the front, this spacious and impeccably presented 3 bedroom detached home needs to be viewed to be fully appreciated.

Situated on this exclusive modern development just off Saltshouse Road, conveniently positioned for local schools and amenities, the property is just a short distance from Holderness Road with its wealth of shopping facilities together with the leisure facilities available at East Park and Woodford Leisure Centre, and also enjoys excellent transport connections to all parts of the city and outlying villages.

Being an ideal family home and presented in "move-in" condition, the property briefly comprises; entrance hallway, lounge, dining kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are 3 generously sized bedrooms, the master being en-suite together with a family bathroom.

Also benefitting from a spacious corner rear garden side driveway and detached garage together with gas central heating and UPVC double glazing, internal viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway



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

Lounge 15'6 x 9'6 (4.72m x 2.90m)



Dual aspect lounge with UPVC window to front aspect and UPVC French doors to rear garden, laminate flooring and central heating radiator.

Dining Kitchen 15'6 x 9'5 (4.72m x 2.87m)



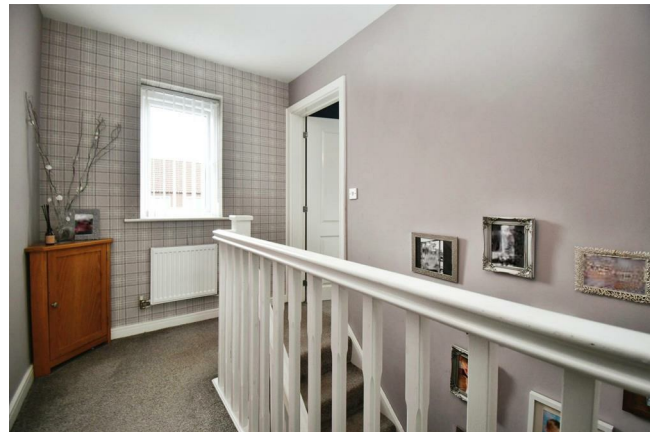
With a range of fitted white wall, base and tower units, contrasting work surfaces and splashbacks. 4 ring halogen hob with extractor over and mid level electric oven, stainless steel 1 1/4 bowl sink unit with mixer taps over. Integrated Fridge/Freezer, automatic washing machine and dish washer, ceramic tiled flooring, UPVC window to front aspect, space for dining table and UPVC French doors to rear garden.

Downstairs Cloakroom



With concealed cistern low flush wc, hand wash basin, vinyl flooring, central heating radiator and UPVC window to rear aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom One 12'1 x 9'6 (3.68m x 2.90m)



With carpeted flooring, UPVC window to rear aspect, fitted sliding wardrobes to two walls and central heating radiator.

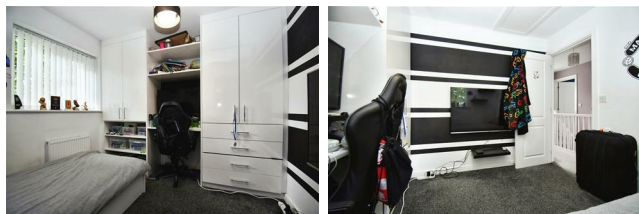
En-suite 9'6 x 3'2 (2.90m x 0.97m)



Single shower cubicle with wall mounted electric shower, low flush wc and hand wash basin.

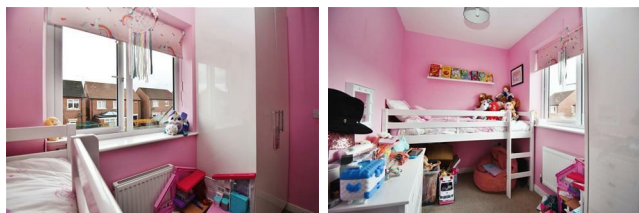
Heated chrome towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and UPVC window to front aspect.

Bedroom Two 9'1 x 9'6 (2.77m x 2.90m)



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

Bedroom Three 6'1 x 9'6 (1.85m x 2.90m)



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

Family Bathroom 6'3 x 6'3 (1.91m x 1.91m)



Family bathroom comprising panel bath with mains shower over and fitted shower screen, concealed cistern low flush wc and hand wash basin. Chrome heated towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and UPVC window to front aspect.

Outside



Enjoying an enviable position at the foot of a small cul-de-sac with open aspect, the front of the property is mainly laid to aggregate whilst the block paved side driveway has gates leading to the detached garage. The spacious rear and side gardens feature a spacious lawn, extensive decking area to the rear and side providing ample outdoor seating whilst perimeter fencing afford a good level of privacy and side gate gives access to the front of the property.

Garage

The detached garage is approached via the side driveway with up and over door and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC RATING B HOWEVER EXPIRES 23/6/2024, NEW EPC REQUESTED

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 - No Risk

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning application relates to the property :
[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=RKCSRHSO03400&activeTab=summary)

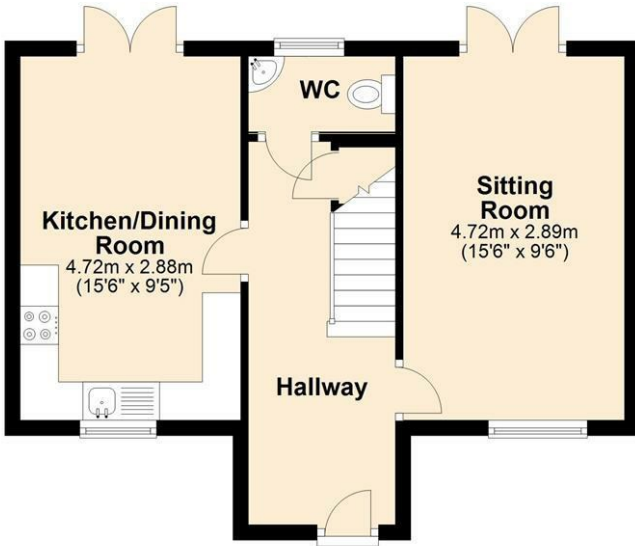
[keyVal=RKCSRHSO03400&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=RKCSRHSO03400&activeTab=summary)

Whitakers Estate Agent Declaration:

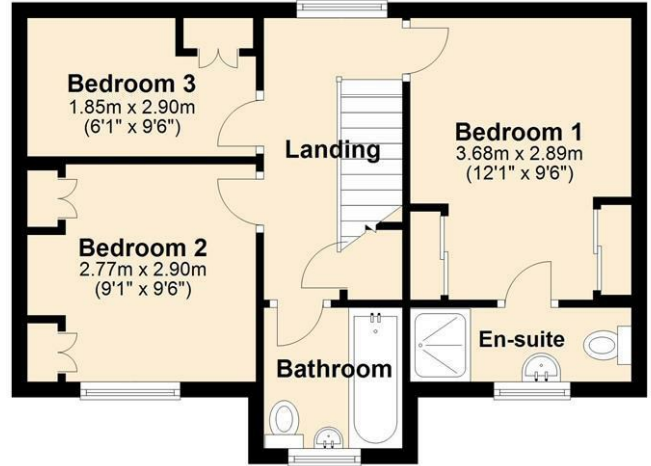
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Floor Plan

Ground Floor



First Floor

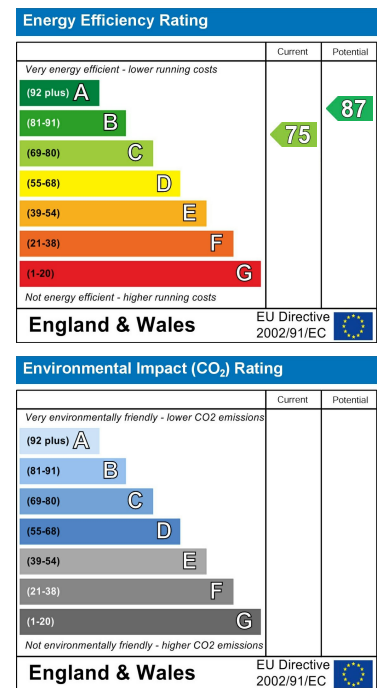


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.