









Welcome to

Riley Way, Hull

William H. Brown is delighted to market this 4 bedroom detached property! The house compromises of a master with en-suite and an integral garage!













Entrance Hall

Double glazed entrance door to the side.

Cloakroom

Double glazed window to the front, low level W/C, pedestal wash hand basin and a radiator.

Lounge

Double glazed window to the front, electric wall fire and two radiators.

Kitchen/ Diner

11' 9" max x 19' max (3.58m max x 5.79m max) Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, integrated oven, stainless steel sink, integrated fridge freezer, integrated dishwasher, integrated washing machine, boiler, two radiators and double glazed french style door to the rear.

Landing

Double glazed window to the side, access to the loft, storage cupboard and radiator

Bedroom 1

12' 7" $\max x$ 12' 5" \max (3.84m $\max x$ 3.78m \max) Double glazed window to the front and a radiator.

En-Suite

En-suite with corner shower, low level W/C, pedestal wash hand basin, radiator, extractor fan and double glazed window to the side.

Bedroom 2

11' 11" max x 9' 11" max (3.63m max x 3.02m max) Double glazed window to the rear and a radiator.

Bedroom 3

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to the rear and a radiator.

Bedroom 4

7' 2" x 7' 10" (2.18m x 2.39m) Double glazed window to the front and a radiator.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, extractor fan and double glazed window to the side.

Front Garden

Rear Garden

Rear garden with lawned area, paved patio, gravel patio to the rear and fence surround.

Integral Garage

18' 9" max x 8' (5.71m max x 2.44m) Overhead manual door to the front.





Welcome to

Riley Way, Hull

- 4 Bedroom Detached House
- Master Bedroom With An En-Suite
- Integral Garage
- Move In Condition
- Great Local Amenities

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£200,000

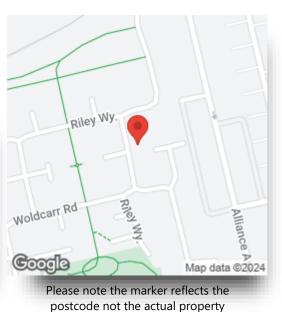
Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









view this property online williamhbrown.co.uk/Property/NEA119196



Property Ref: NEA119196 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.