



Riley Way, Hull HU3 6DU

Welcome to

Riley Way, Hull

William H. Brown is delighted to market this 4 bedroom detached property! The house comprises 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.



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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: Awaiting

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.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA119196](https://www.williamhbrown.co.uk/Property/NEA119196)



Property Ref:
NEA119196 - 0004

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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.



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