



**Riley Way, Hull HU3 6DU**



**welcome to**

**Riley Way, Hull**

Situated in this quiet hidden away area, this property benefits from a new bathroom and kitchen and has its own allocated parking spot.



### **Entrance Hall**

Double glazed entrance door to the front and a radiator.

### **Lounge**

14' 8" x 11' 6" ( 4.47m x 3.51m )

Double glazed french style doors to the rear, double glazed window to the side, storage cupboard and a radiator.

### **Kitchen**

13' 7" x 11' 5" ( 4.14m x 3.48m )

Fitted kitchen with a range of wall and base units, work surfaces, integrated cooker, integrated oven, integrated fridge freezer, stainless steel sink, radiator and double glazed window to the front.

### **Cloakroom**

Bathroom with pedestal wash hand basin, radiator and double glazed window to the front.

### **Landing**

Radiator.

### **Bedroom 1**

14' 9" x 9' 8" ( 4.50m x 2.95m )

Two double glazed windows to the front, storage cupboard and a radiator.

### **Bedroom 2**

9' 9" x 8' ( 2.97m x 2.44m )

Double glazed window to the rear and a radiator.

### **Bedroom 3**

6' 7" x 6' 5" ( 2.01m x 1.96m )

Double glazed window to the rear and a radiator.

### **Shower Room**

Shower room with walk in shower, low level W/C, vanity wash hand basin, ladder style radiator, extractor fan and double glazed window to the side.

### **Front Garden**

Low maintenance front with driveway.

### **Rear Garden**

Rear garden with turfed area and decking area.



***view this property online*** [williamhbrown.co.uk/Property/NEA119649](http://williamhbrown.co.uk/Property/NEA119649)



**welcome to**

## **Riley Way, Hull**

- 3 Bedroom Semi-Detached Family Home
- Local Amenities
- Allocated Parking
- Recently Renovated Kitchen
- Close To Local Amenities

Tenure: Freehold EPC Rating: B

### **directions to this property:**

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

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA119649](https://williamhbrown.co.uk/Property/NEA119649)



Property Ref:  
NEA119649 - 0010

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.

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.



**william h brown**



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**