



The Ridings, Hull HU5 5HW

Welcome to

The Ridings, Hull

Beautiful Semi-Detached Bungalow with - Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call us today to book your viewing!



Lounge

12' 3" x 16' 9" into bow window (3.73m x 5.11m into bow window)

With double glazed bow window to the front, electric fire with marble effect surround, television point, wall light points and coving to the ceiling.

Kitchen

7' 6" x 14' 4" (2.29m x 4.37m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, space for a fridge, double glazed windows to the front and side, coving to the ceiling and double glazed door to the side.

Lobby

With loft access.

Bedroom 1

9' 2" x 11' 1" to front of wardrobes (2.79m x 3.38m to front of wardrobes)

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

7' 9" x 10' 9" (2.36m x 3.28m)

With double glazed patio style doors to the rear, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, storage cupboard, radiator and double glazed window to the side.

Outside

Front Garden

With lawned area, flowers/shrubs and private driveway providing off street parking.

Rear Garden

Established rear garden with lawned area, paved patio area, path, gravelled areas, borders housing plants and shrubs, hedging and fencing.

Garage

With up and over door.



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Welcome to

The Ridings, Hull

- Semi-Detached Bungalow In HU5
- Well Presented Throughout
- 2 Bedrooms
- Off Street Parking & Garage
-

Tenure: Freehold EPC Rating: C

offers over

£200,000



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Property Ref:
WBY110138 - 0005

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.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



william h brown



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