

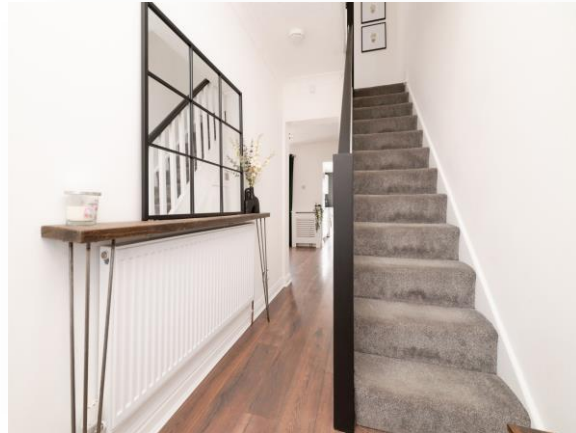


Ridgeway Road, Hull HU5 5HU

Welcome to

Ridgeway Road, Hull

Stunningly Presented Home On Ridgeway Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

14' 1" into bay x 9' 2" (4.29m into bay x 2.79m)

With double glazed bay window to the front, electric wall mounted fire, radiator and coving to the ceiling.

Dining Room

9' 1" x 14' 8" (2.77m x 4.47m)

With storage cupboard, radiator and double glazed french style doors leading to the Rear Garden.

Kitchen

12' 4" x 6' 3" (3.76m x 1.91m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, fridge freezer, dishwasher, cupboard housing boiler, plumbing for an automatic washing machine, double glazed window to the side and double glazed door leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling.

Bedroom 1

9' 4" x 14' into bay (2.84m x 4.27m into bay)

With double glazed bay window to the front, television point, radiator and wardrobes.

Bedroom 2

9' 5" x 9' 9" (2.87m x 2.97m)

With double glazed window to the rear, television point, radiator and wardrobes.

Bedroom 3

8' 2" x 5' 4" (2.49m x 1.63m)

With double glazed window to the front, radiator and loft access.

Bathroom

Bathroom with bath, wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With hedging, fencing and gravelled driveway providing off street parking.

Rear Garden

With gravelled area, lawned area, patio area, fencing and rear access gate.



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Welcome to

Ridgeway Road, Hull

- Beautifully Presented Throughout!
- 3 Bedroom Mid Terrace Off Willerby Road
- 2 Reception Rooms
- Off Street Parking
- NO CHAIN

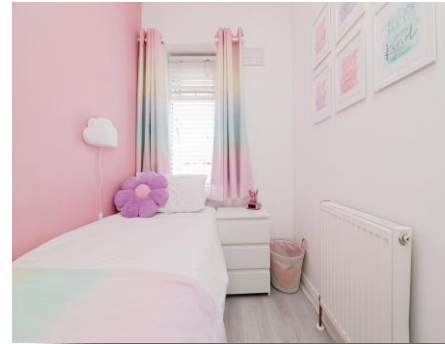
Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111025 - 0003

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.



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