

# Whitakers

Estate Agents



## 85 Riley Way, Hull, HU3 6DU

**£180,000**

This immaculate three-bedroom property is situated on a popular residential location off the well-connected Spring Bank West with multiple trade routes leading to the Hull City center / surrounding villages, and enjoying close proximity to an abundance of local shops, eating / drinking outlets and leisure facilities including the KCOM Stadium and nearby playing fields.

Briefly comprising entrance hall with cloakroom, contemporary fitted kitchen with integrated appliances and spacious lounge with patio doors leading to the rear garden on the ground floor, the first floor boasts three good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally the property enjoys a low maintenance garden which accommodates off-street parking for two vehicles. A side path leads to a gate in the fencing that encompasses the rear garden which opens to a generously sized space that is partly laid to lawn with gravelled borders, patio seating area and has a wooden storage shed.

Taken together, the accommodation on offer is ideal for the first-time buyer seeking to make their initial step onto the property ladder, or the growing family wanting to comfortably move into a home that does not require cosmetic enhancement.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Double glazed entrance door, central heating radiator, laminate flooring and staircase to the landing off.

### WC

UPVC double glazed window, central heating radiator, laminated flooring and low flush WC.

### Lounge 14'10 x 11'6 (4.52m x 3.51m)



UPVC double glazed French doors leading to the gardens, UPVC double glazed window, central heating radiator, laminate flooring and under stairs storage cupboard.

### Kitchen 13'7 x 11'5 (4.14m x 3.48m)



UPVC double glazed window, central heating radiator, laminate flooring and enclosed central heating boiler. Fitted with a range of base, wall and drawer units, tiled splash backs and up stands, stainless steel single drainer sink unit with a mixer tap over. A range of integrated appliances including split level oven and hob with cooker hood over, washing machine, dishwasher and fridge freezer.

### First Floor Landing

Leading to all bedrooms and bathroom

### Bedroom One 14'9 x 9'9 (4.50m x 2.97m)



Two UPVC double glazed windows, central heating radiator and storage cupboard.

### Bedroom Two 9'10 x 8'5 (3.00m x 2.57m)



UPVC double glazed window and central heating radiator.

### Bedroom Three 6'9 x 6'8 (2.06m x 2.03m)



UPVC double glazed window and central heating radiator.

### Bathroom 8'5 x 5'7 (2.57m x 1.70m)



UPVC double glazed window and central heating radiator. Partially tiled and fitted with a three piece suite comprising of panelled bath with mixer shower over, pedestal wash basin, low flush WC and extractor fan.

## Externally



To the front of the property there are two parking spaces. A gated side path provides access to the rear garden which is lawned and gravelled with a paved patio and fencing to the surround.

## Tenure

The property is freehold.

## Council Tax

Council Tax Band C.

## Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Other services

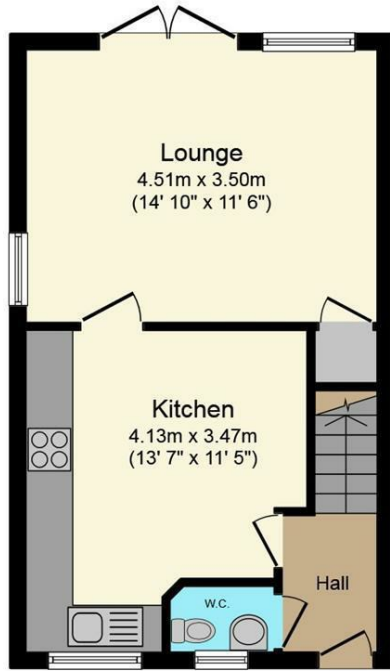
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## Sales valuations

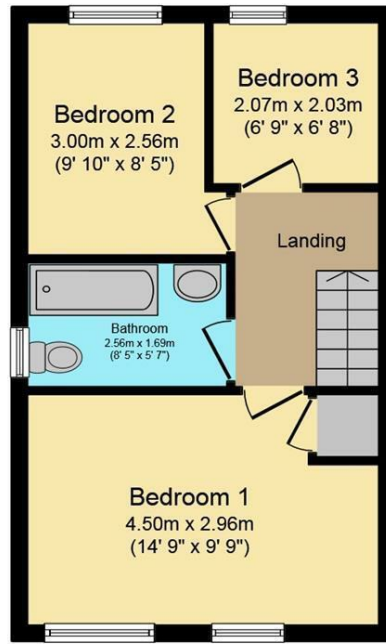
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan



## Ground Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx



## First Floor

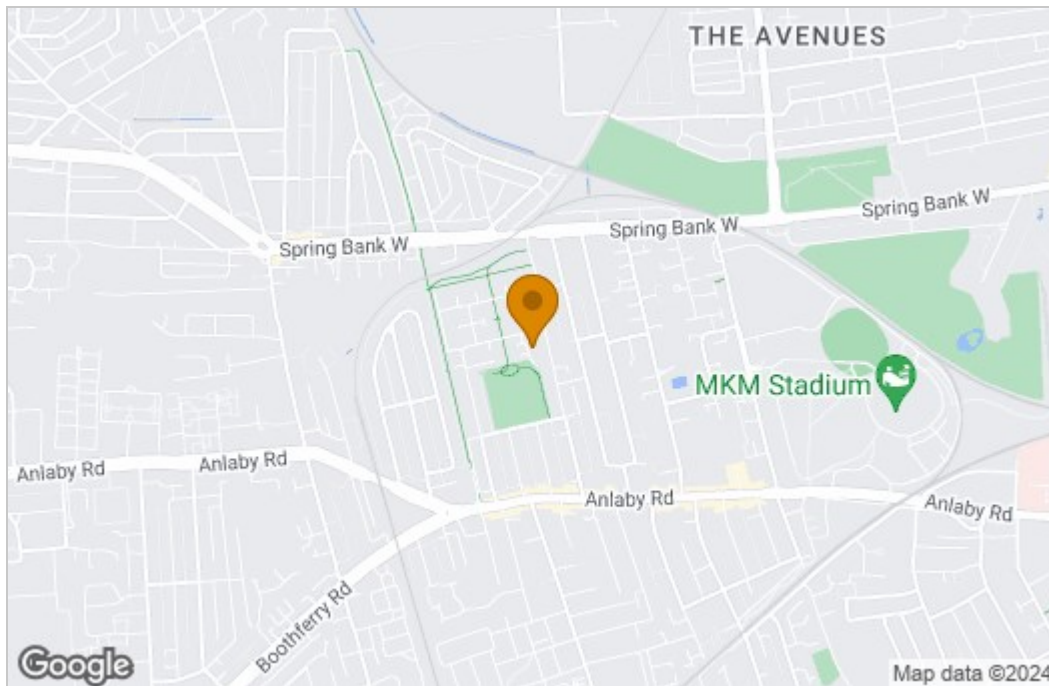
Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 70.0 sq. m. (753 sq. ft.) approx

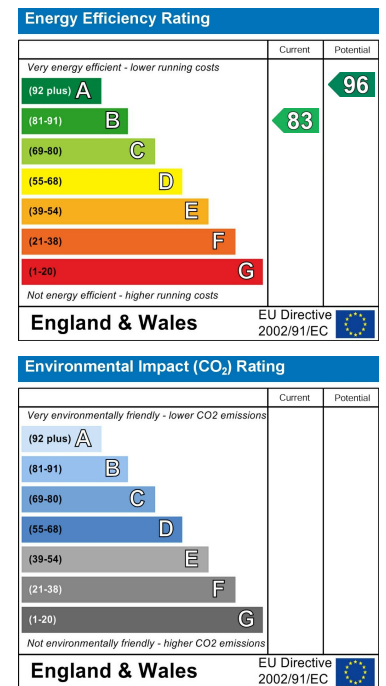
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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654 Anlaby Road, Hull, HU3 6UU

Tel: 01482 330490 Email: westhull@whitakers.co.uk <https://www.whitakers.co.uk>