

Whitakers

Estate Agents



103 Riley Way, Hull, HU3 6DU

£195,000

This immaculate three bed semi detached property with garage and off street parking enjoys a cul-de-sac position and is situated on this ever popular development which is located in between Anlaby Road and Spring Bank West, boasting great access to a wealth of amenities and boasts easy access to and from the city centre.

The well presented accommodation briefly comprises - entrance, lounge, recently fitted kitchen / diner with soft close doors, large pantry cupboard and useful ground floor W.C. The first floor boasts three good bedrooms (master En suite and fitted) along with the recently refitted shower room.

Externally to the front of the property is a low maintenance garden mainly laid to gravel stone, the rear garden is again low maintenance by design, enclosed to the boundary part paved patio and part raised decking. Off street parking available in front of the garage.

Early viewings are advised.

The Accommodation Comprises



Entrance
With central heating radiator and W.C.

Lounge



With three Upvc double glazed windows and central heating radiator

Kitchen / Diner



Upvc double glazed French doors to the garden. Floor and eye level units and complimentary work surfaces above. Pantry storage cupboard, central heating radiator and cooker hood.

W.C
Low flush toilet, central heating radiator and Upvc double glazed window.

First Floor

Landing
With doors leading to all the rooms

Bedroom One



Built in storage cupboard and wardrobe. Upvc double glazed windows and En suite.

En-Suite
Walk in enclosure with mixer shower above. Low flush W.C and pedestal sink. Central heating radiator.

Bedroom Two



Two central heating radiators and Upvc double glazed window.

Bedroom Three



Central heating radiator and Upvc double glazed window.

Shower Room



Walk in enclosure with mixer shower above, pedestal sink and a low flush W.C. Upvc double glazed window and central heating radiator.

External



Low maintenance front garden. The rear garden is enclosed to the boundary again low maintenance in design mainly laid to decking with a paved patio seating area. Off street parking and garage with personal door.

Estate Fees

We understand that an estate fee is payable annually for this property of a cost of £77.06 (period of 30th April 2024 to 29th April 2025) and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Tenure

The property is freehold.

Council Tax

Council Tax Band B-Hull City Council

Material Information

Construction - Standard

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

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.

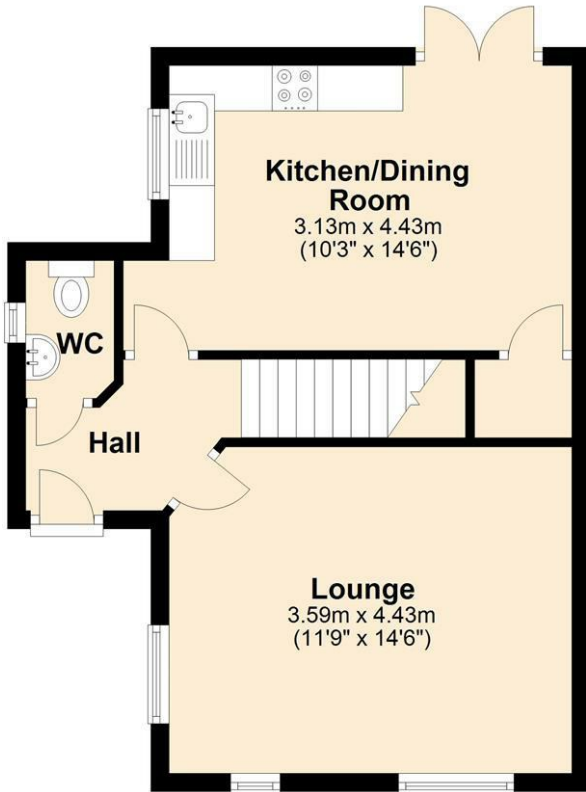
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Sales valuations

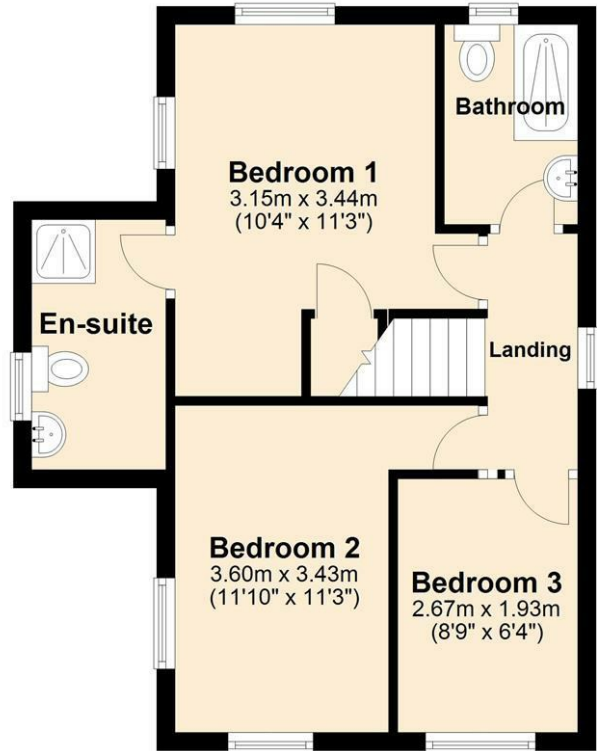
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

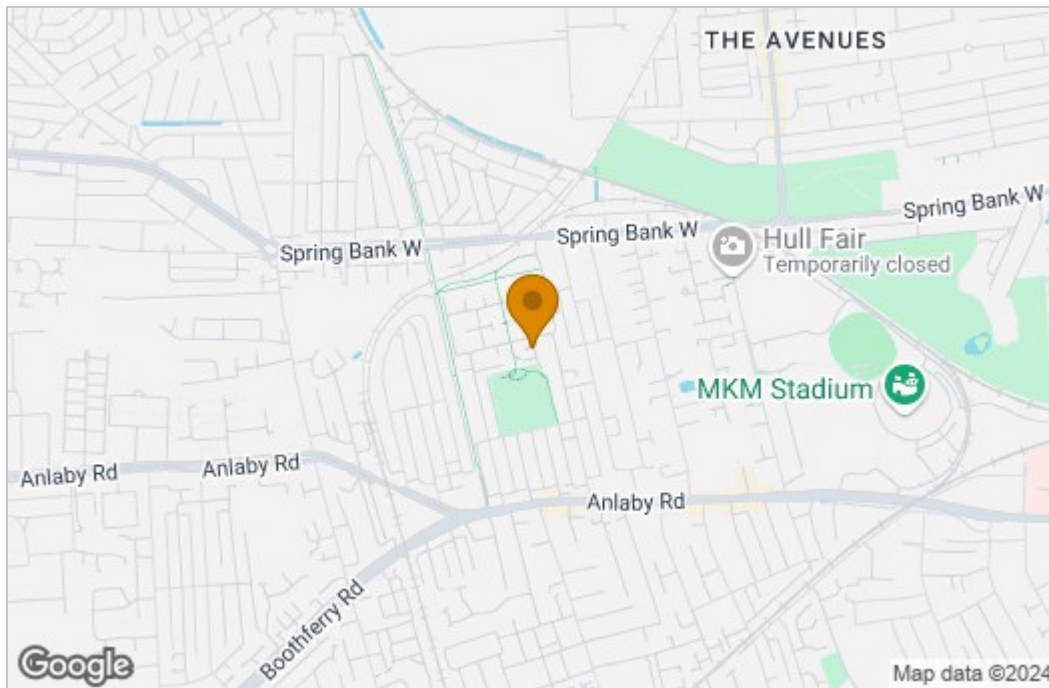


First Floor

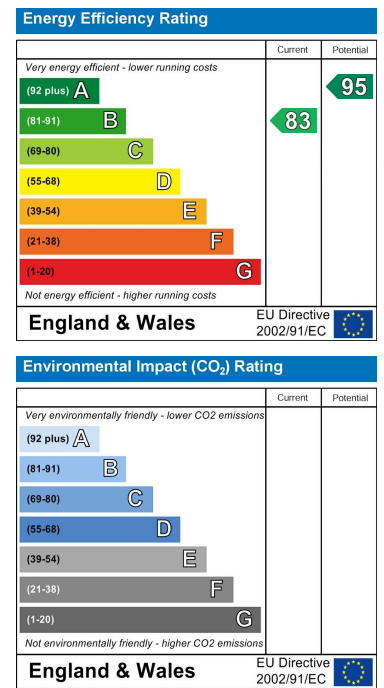


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.