



Riversdale Road, Hull, HU6 7HB

A highly impressive semi detached property with a sizable extension providing a very spacious family home with 4 double bedrooms! This appealing property sits within a generously proportioned corner position set well back from the road and enclosed with a high level double gated enclosure. This super smart accommodation briefly comprises of an entrance hall, bright and spacious dual aspect through lounge and with double bays. The kitchen has been the subject of extension with a modern range of units all with coordinating fixtures and fittings. French doors provide views and access to the rear garden. This is a well planned domestic preparation area with space for informal dining. Conveniently placed just beyond the main kitchen area is a ground floor cloaks/WC with a recently installed white 2 piece suite. To the 1st floor there are 4 good sized bedrooms and a family bathroom with a 3 piece suite and contrasting tiled surround. Outside to the rear is a low maintenance garden which is mainly laid to lawn with a service door to the double garage. The double garage sits at the head of a private drive however the front of the property has also been laid for ease of maintenance and further to provide a multi vehicle off road parking space or hard standing area. This superb property must be viewed in order to appreciate the size and standard of the accommodation on offer. The property will be offered with vacant possession on completion and no chain involved.

Key Features

A HIGHLY IMPRESSIVE SEMI
DETACHED

GENEROUS CORNER PLOT

THROUGH LOUNGE

EXTENDED MODERN KITCHEN

4 DOUBLE BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

DOUBLE GARAGE & FURTHER
PARKING

Location

This desirable property is perfectly placed in this highly popular residential cul-de-sac. Riversdale Road is ideally located for all amenities much needed for day to day living. There are busy local shopping centres close by however for a more extensive shopping experience Hull city centre and the Kingswood Retail Park are just a short commute from the property. For the growing family there are highly reputable schools, colleges and academies nearby. Regular public transport connections provide good convenient links to the city centre and surrounding areas. For those wishing to spend quality leisure time with friends and family there are many busy and well visited public houses and family restaurants to choose from. The area is also well served with dental and doctors surgeries, post office and leisure centre. All in all a great place to live!

Property Description

Ground Floor

Entrance Hall - Composite double glazed front entrance door with matching side screen windows.

Staircase off to 1st floor.

Understairs meter cupboard.

Radiator.

Laminate flooring.

Lounge/Dining Area - 27' 3" x 11' 11" (8.31m x 3.64m)

Extremes to extremes.

Double glazed bay window with aspects over the front garden area and further double glazed bay window with aspect over the rear garden area.

Twin chimney breasts with oak effect over mantles and high gloss hearth.

Radiators.

Dining Kitchen with sofa area - 25' 3" x 12' 9" (7.72m x 3.89m) Extremes to extremes.

Double glazed French doors providing views and access to the rear garden and patio.

Double glazed window looking out over the front garden area.

Range of matching base, drawer and wall mounted units with a roll edged laminate work surface housing 1 1/2 bowl single drainer sink unit and a swan neck mixer tap over.

A further work surface houses a stainless steel 5 burner hob, built in oven beneath and a glass and stainless steel funnel hood extractor fan over.

Microwave built into units.

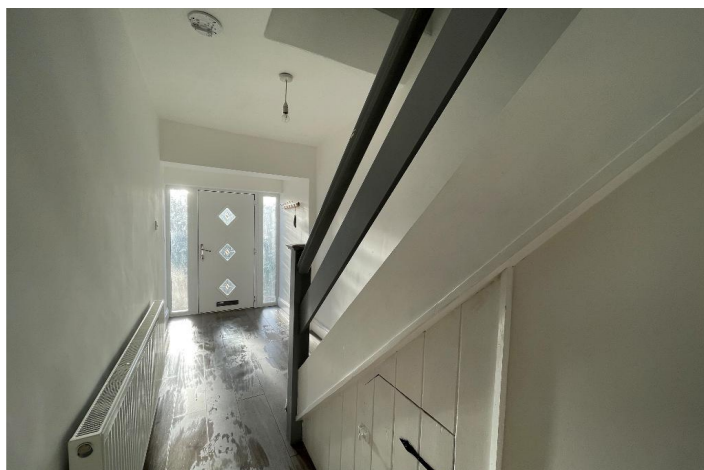
Stainless steel splash back surround.

Space for upright fridge freezer.

Integrated dishwasher.

Plumbing for automatic washing machine.

Radiator.



Laminate flooring.
Space for good sized dining table and sofa area.

Ground Floor cloaks/WC - White 2 piece suite comprising of pedestal wash hand basin and low flush WC.

Down lighting.
Laminate flooring.

First Floor

Landing -

Bedroom 1 - 15' 3" x 11' 11" (4.66m x 3.65m) Extremes to extremes and to front of wardrobes.

Double glazed window with aspect over the front garden area.

Built in mirrored slide robes with shelves and hanging space.

Radiator.

Bedroom 2 - 13' 2" x 9' 6" (4.03m x 2.92m) Double glazed window with aspect over rear garden area.

Radiator.

Bedroom 3 - 12' 5" x 9' 2" (3.81m x 2.81m) Extremes to extremes.

Double glazed bay window with aspect over the rear garden area.

Radiator.

Laminate flooring.

Bedroom 4 - 9' 8" x 11' 7" (2.96m x 3.55m) Double glazed window with aspect over the front garden area.

Radiator.

Laminate flooring.

Bathroom - Double glazed opaque window.

White 3 piece suite comprising of a paneled bath with chrome effect flexi shower and rainwater shower head over with a fixed glazed shower screen, built in vanity wash hand basin with storage space beneath and built in low flush WC. Contrasting tiled surround.

Storage space.

Upright towel rail/radiator.

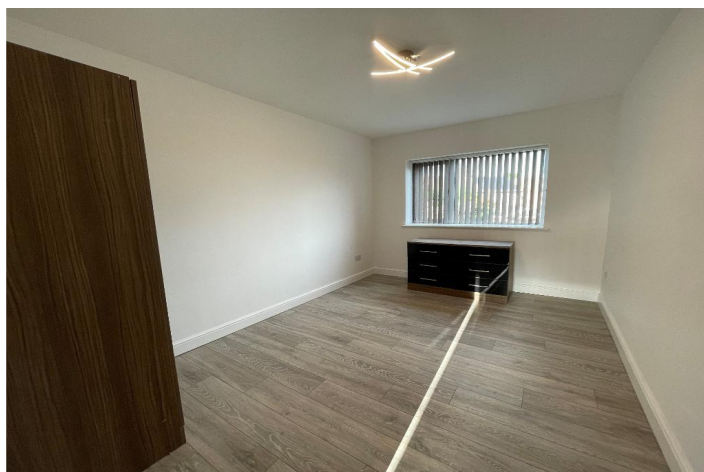
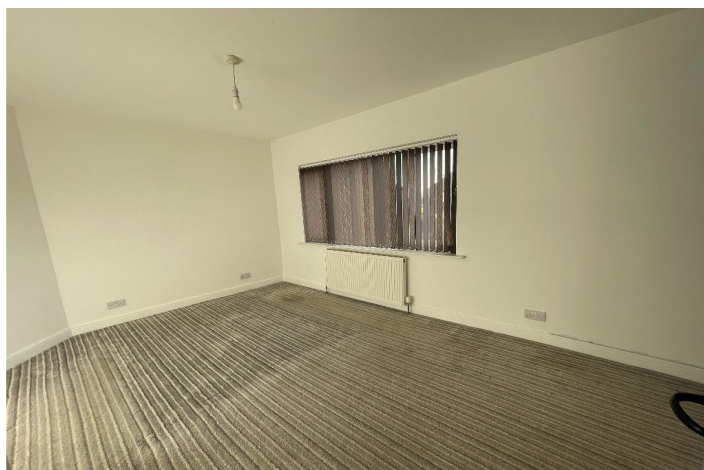
Chrome fittings to the sanitary ware.

Coordinating ceramic tiled flooring.

Exterior

Outside - To the rear of the property the garden is mainly laid to lawn and an area has been covered with fine stone chippings for ease of maintenance. Garden is enclosed with a high level perimeter and boundary fence. From the rear garden is a service door to the double garage which benefits from power and light. Wrought iron gates lead to a further off road parking area/hard standing.

The front garden area has been laid for ease of maintenance



and to create a multi vehicle off road parking space or hard standing area. The front garden is accessed by high level ornate wrought iron drive gates.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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