

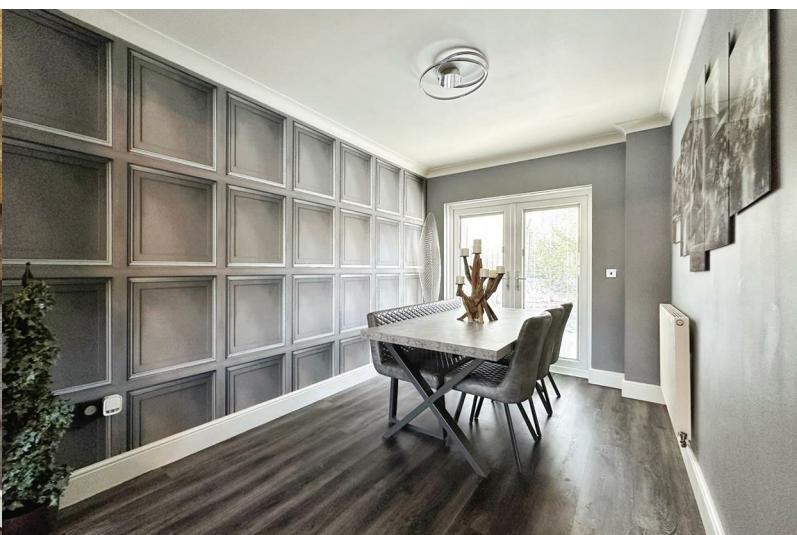
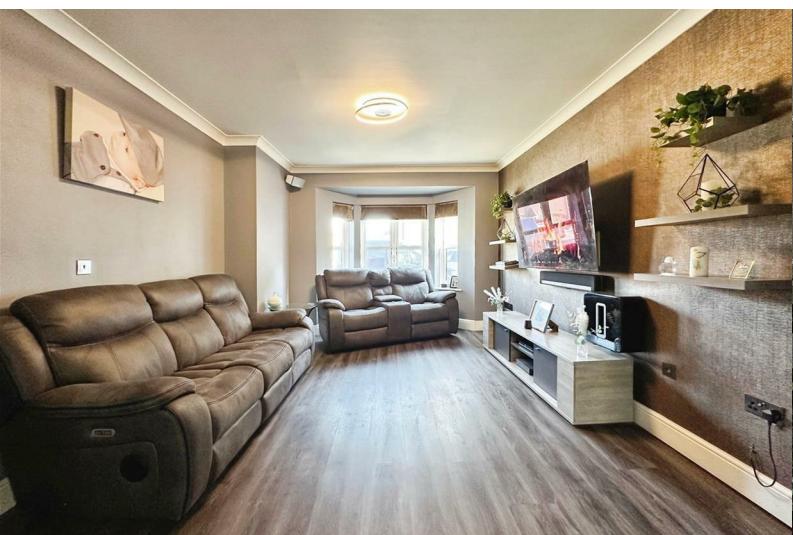


# Riverside



53 Chevening Park  
, Kingswood, HU7 3JS

Offers in the region of £315,000



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## Ground Floor

### Entrance Hallway

Entrance porch to the front via composite glazed door, with space for coats and shoes. Entrance through second composite to hallway. With fixed staircase to first floor and and radiator.

### WC

With low level WC, hand wash basin and radiator.

### Office

9'4" x 8'7" (2.85m x 2.63m)

With UPVC double glazed window to the front, carpet flooring and radiator.

### Lounge

13'1" x 11'4" (4.01m x 3.47m)

With UPVC double glazed bay window to the front, radiator and laminate flooring. Opening into:

### Dining Room

12'6" x 11'4" (3.82m x 3.47m)

With UPVC French doors with integrated blinds opening to rear garden, laminate flooring and radiator.

### Kitchen

11'3" x 8'10" (3.44m x 2.71m)

Modern fitted high gloss kitchen with a range of base and wall mounted units, Corian work surfaces and tiling to splashback areas, inset sink, five ring gas hob with extractor over, built-in Neff hide and slide oven, Neff grill, integrated fridge freezer, under counter and plinth lighting, radiator and UPVC double glazed window to the rear.

### Utility Room

6'0" x 5'10" (1.84m x 1.78m)

With matching base and wall mounted units to the kitchen, Corian worktops and inset sink, plumbing for washing machine and storage cupboard. Double glazed door to the garden.

### First Floor

#### Central Landing

With storage cupboard.

#### Master Bedroom

11'1" x 10'5" (3.40m x 3.19m)

Double bedroom to the front of the property with UPVC double glazed window. Carpet flooring, radiator and built in wardrobe.

#### En-suite

6'5" x 5'8" (1.97m x 1.74m)

Fitted with a three-piece suite in white, comprising, enclosed shower cubicle, low level WC and hand wash basin. With full tiling to walls and heated towel rail.

#### Bedroom Two

12'5" x 9'10" (3.80m x 3.02m)

To the rear of the property with UPVC double glazed window. With carpet flooring, radiator and built in wardrobe.

#### Bedroom Three

9'4" x 9'4" (2.87m x 2.87m)

With UPVC double glazed window to front of property, carpet flooring, built in wardrobe and radiator.

## Bedroom Four

9'3" x 6'2" (2.84m x 1.89m)

With UPVC double glazed window to the rear. Currently used as walk-in wardrobe/ dressing room with fitted wardrobes, one of which has a built in dressing table with lighting.

## Family Bathroom

Fitted with a four piece suite which includes, contemporary therapeutic bath with 21 micro jets and 5 levels of lighting, sink with built in storage below, low level WC and open shower cubicle. Full tiling to walls, heated towel rail and UPVC double glazed window to rear.

## Outside

To the rear of the property is a low maintenance patio garden with artificial grass and seating area with raised railway sleeper flower beds with pebble finish, arrangements of flowers and shrubs, water feature and remote controlled lighting. To the front of the property is a driveway allowing for off-street parking for numerous cars with vehicular access to garage and a n E V charging point. Garage has lighting and power with up and over door to the

front and side access door to the garden, currently housing a golf simulator which could be included by separate negotiations.

## Council Tax

We have been advised the property is council tax band E, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tenure:

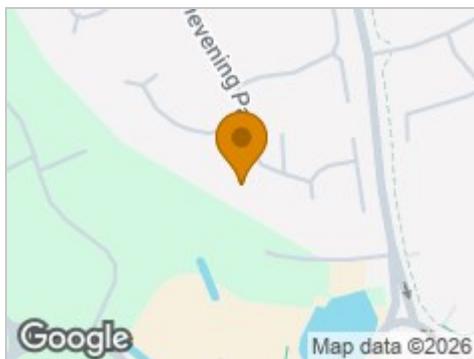
Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



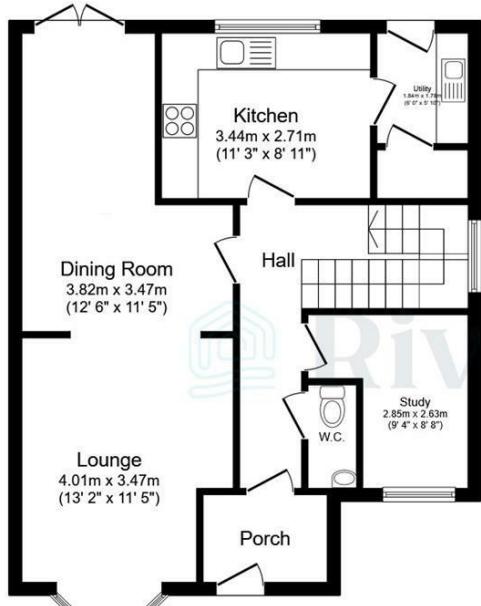
## Hybrid Map



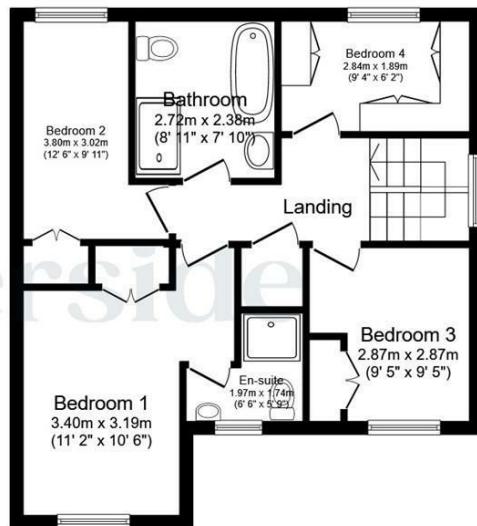
## Terrain Map



## Floor Plan



Floor area 63.1 m<sup>2</sup> (679 sq.ft.)



Floor area 52.0 m<sup>2</sup> (559 sq.ft.)

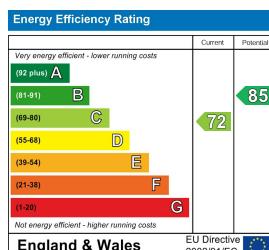
**TOTAL: 115.0 m<sup>2</sup> (1,238 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hull Office  
on 01482 322411 if you wish to arrange a viewing appointment for this  
property or require further information.

## 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.