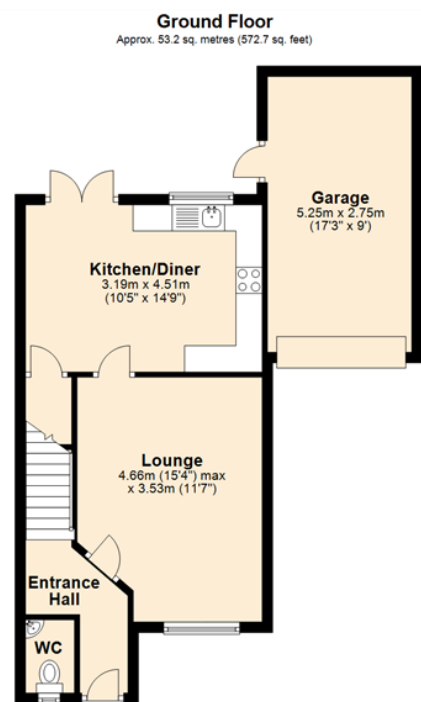
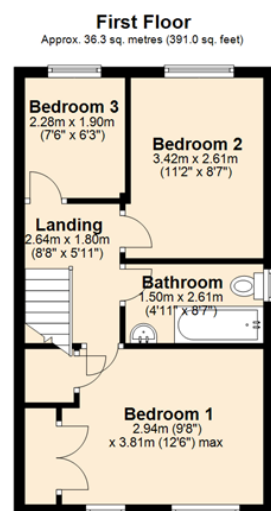




Total area: approx. 89.5 sq. metres (963.7 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.

**Asking Price**  
**£185,000**

**38 Robinia Drive,**  
**Hull,**  
**HU4 6QN**



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## 38 Robinia Drive, Hull, HU4 6QN

### DESCRIPTION

This attractive modern 3 bedroom semi-detached home sits nicely at the top of the cul-de-sac in a very popular location. It is offered to the market with no forward chain so is likely to have enhanced appeal to buyers keen to move. It offers well-proportioned accommodation with plenty of off-street parking to the front, a garage and an enclosed rear garden. It is an ideal first home or investor property. The property comprises: an Entrance Hall with WC Cloaks, an attractively shaped Lounge, a Dining Kitchen, 2 Double Bedrooms with fitted wardrobes, a Single Bedroom and a family Bathroom which has a 3 piece suite with electric shower over the bath. It benefits from gas fired central heating and uPVC double glazing.

A lovely family house in a popular location with no forward chain. An early viewing is highly recommended..



### LOCATION

Robinia Drive is situated off Summergroves Way which lies on the Hessle/Hull border and forms part of a larger development of modern housing. Its proximity to the A63 provides convenient access to the centre of Hull, and its west and east sides. As the A63 merges with the M62 further to the west, it also provides good access to the wider road and motorway network. There are a number of convenient retail and leisure opportunities available in nearby Hessle and to the east of the area.

### ACCOMMODATION

Entrance Porch

WC - with a low flush WC and wash hand basin.

Living Room - a good sized living room with a window to the front and a feature fireplace. Kitchen - wall and base units, electric hob and oven with an extractor fan above. Window and patio door to the rear garden. Understairs storage cupboard.

First floor landing

Bedroom 1 - a double bedroom with a fitted wardrobe and 2 windows to front.

Bedroom 2 - a further double bedroom with a window to the rear.

Bedroom 3 - with a window to the rear.

Bathroom - with a three piece suite comprising a bath with overhead electric shower, low flush WC and a vanity wash hand basin. Window to the side.

### OUTSIDE

There is an enclosed low maintenance rear garden with artificial grass, a decked area, a shed and access to the garage.

Garage - With an up-and-over door. Lighting and power is provided.