Riverside

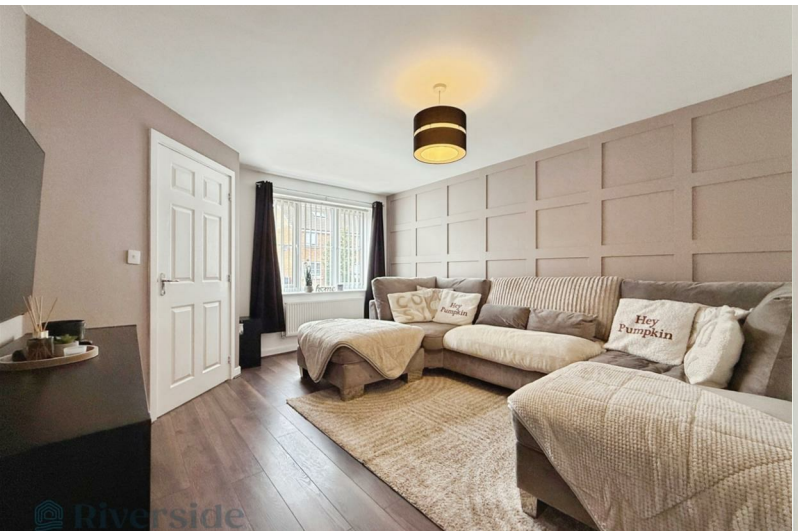


83 Brockwell Park

Kingswood, Hull, HU7 3FH

Guide price £175,000

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Ground Floor

Entrance Hallway
Welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor level, laminate flooring, running throughout full ground floor and radiator.

WC
With UPVC double glazed window to the front. Fitted with a low level WC and corner sink with tiling to splashback, laminate flooring and radiator.

Lounge
11'10" x 14'1" (3.63m x 4.31m)
With UPVC double glazed window to the front, understairs storage cupboard, laminate flooring and radiator.

Dining Kitchen
15'2" x 8'9" (4.63m x 2.68m)
A bright and spacious room to the rear with UPVC double glazed window and UPVC French doors to the garden. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset four-ring hob with extractor over and built in oven below, space for washing machine, dishwasher and fridge freezer, plus space for family dining table. With laminate flooring and radiator.

First Floor

Central Landing
Providing access to all first first floor rooms plus a storage cupboard.

Bedroom One
11'8" x 9'4" (3.58m x 2.87m)
Master bedroom to the front is a double room with UPVC double glazed window to the front, fitted wardrobes with mirrored sliding doors and additional storage cupboard, carpet flooring and radiator.

En Suite
6'4" x 5'3" (1.94m x 1.62m)
With UPVC double glazed window to the front, fitted with a three-piece suite, comprising enclosed shower cubicle, pedestal sink unit and low level WC. Radiator.

Bedroom Two
9'1" x 7'5" (2.78m x 2.27m)
Second double bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three
7'5" x 5'9" (2.28m x 1.76m)
With UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom
6'0" x 5'10" (1.85m x 1.80m)
With UPVC double glazed window to the side, bathroom fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. Radiator.

Externally
Outside, to the front is two off street parking spaces, a side pathway leads to the rear garden.

The rear garden is enclosed with extended patio area and raised decking area with pergola for seating and the rest is laid to lawn.

Council Tax Band

We have been advised the property is council tax band C, 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



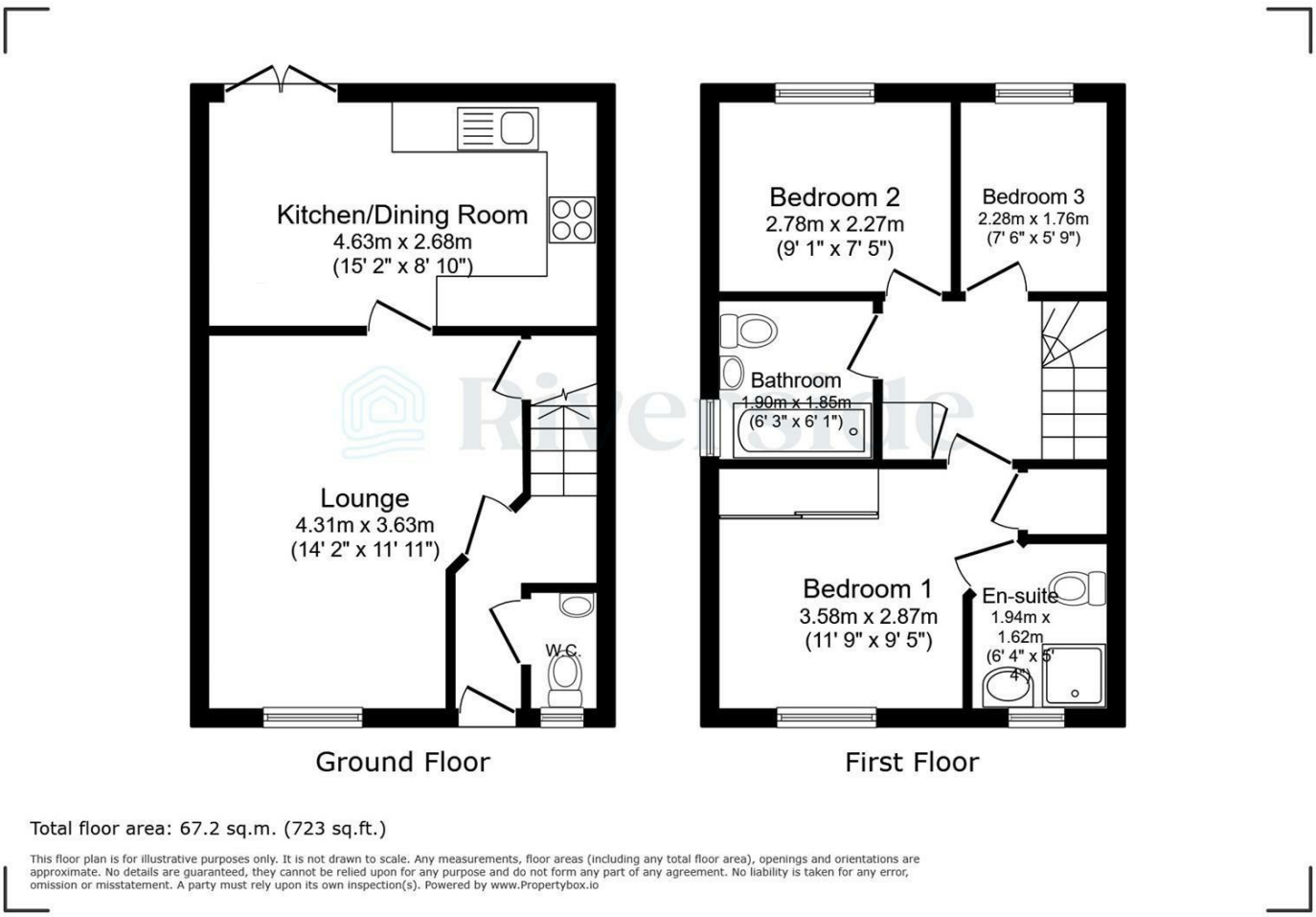
Hybrid Map



Terrain Map



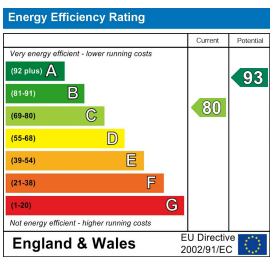
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

30 Prestongate, Hessle, East Riding of Yorkshire, HU13 0RE
Tel: 01482 322411 Email: enquiries@riversideproperty.co.uk www.riversideproperty.co.uk