



Riverview Gardens, Hull, HU7 6DZ

A superb, modern, bright and spacious semi detached house which is perfectly placed within a highly sought after residential cul-de-sac. The super smart accommodation briefly comprises of an entrance vestibule/cloaks area, spacious through lounge with a dining area and a good sized and well equipped breakfast kitchen with an attractive range of units which are further complimented with coordinating fixtures and fittings.

To the first floor there are 3 bedrooms and a family bathroom.

Outside to the rear the garden is mainly laid to lawn with flower and shrub borders.

The garage is conveniently placed at the head of the private drive. the drive extends along the side elevation thus creating a multi vehicle off road parking space or hard standing area.

Additionally, as one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

This desirable property is offered with vacant possession and with no chain involved.

Internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation on offer.

Key Features

BRIGHT AND SPACIOUS PROPERTY

HIGHLY SOUGHT AFTER CUL DE SAC

THROUGH LOUNGE WITH DINING
AREA

GOOD SIZED BREAKFAST KITCHEN

3 BEDROOMS

PRIVATE DRIVE AND GARAGE

VACANT POSSESSION ON
COMPLETION

NO CHAIN INVOLVED

Location

This appealing property couldn't be better placed for access to all amenities much needed for day to day living. Riverview Gardens is just minutes away from the Kingswood retail and leisure park with a great choice of busy high street stores and well known supermarkets. There are excellent amenities for just about everything one would need to include a health centre, cinema, bowling alley and fitness centre.

For those wishing to spend quality leisure time with friends and family you will be spoilt for choice as there are many busy, vibrant family restaurants and public houses to choose from!

For the growing family there are many reputable schools, colleges and academies close by.

The area is also well served with regular public transport links creating easy access to Hull city centre and recent upgrading and improvements to the motorway networks have created easy connections to the historic town of Beverley and neighbouring villages.

All in all a great place to live!

Property Description

Ground Floor

Entrance Vestibule/Cloaks - Double glazed front entrance door with matching side screen window.

Staircase off to 1st floor.

Mid level dado rail.

Radiator

Through Lounge/Dining Area - 23' 3" x 11' 10" (7.09m x 3.63m) Extremes to extremes and narrowing to 2.46 in the dining area.

Double glazed bow window with aspect over the front garden area.

Ornate fireplace with marble effect back and hearth.

Understairs meter/storage cupboard.

Mid level dado rail.

Coving.

Radiators.

L-shaped Breakfast Kitchen - 16' 3" x 14' 3" (4.96m x 4.36m)

To extremes and narrowing to 1.93 and 2.06.

Double glazed window with aspect over the rear garden area.

Double glazed window with aspect over the private side drive.

Double glazed patio doors providing rear access and views over the rear patio area and gardens beyond.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a ceramic single drainer sink unit with a barrel tap swan neck



mixer tap over and brick effect tiled splash back surround.
A further work surface houses a stainless steel hob, built in double oven beneath, stainless steel funnel hood extractor fan over and brick effect tiled splash back surround.
Plumbing for automatic washing machine.
Space for upright fridge freezer.
Radiator.
Laminate flooring.
Double glazed rear entrance door.

First Floor

Landing - Double glazed window with aspect over the side elevation.
Spindle rail enclosure.
Mid level dado rail.
Loft hatch through to the roof void.

Bedroom 1 - 11' 10" x 8' 8" (3.63m x 2.65m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Range of fitted wardrobes with shelves, hanging space and low level built in drawer unit.
Radiator.

Bedroom 2 - 11' 5" x 8' 8" (3.48m x 2.66m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.

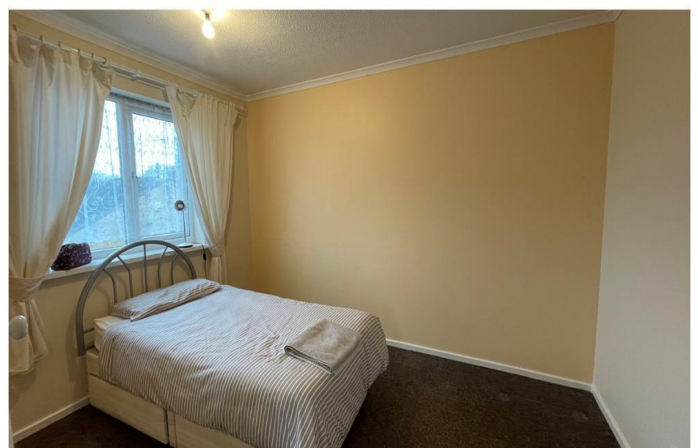
Bedroom 3 - 6' 5" x 6' 4" (1.96m x 1.94m) To front of built in storage cupboard and to extremes.
Double glazed window with aspect over the front garden area.
Deep storage cupboard with hanging rail housing the gas central heating boiler and matching storage unit above.
Radiator.

Family Bathroom - Double glazed opaque window.
With a 3 piece suite comprising of a seated panelled corner bath with an electric shower over and contrasting tiled surround, pedestal wash hand basin and low flush WC.
Extractor fan.
Radiator.

Exterior

Rear Garden - The rear garden is mainly laid to lawn with flower and shrub borders.
Enclosed with a timber perimeter and boundary fence.

Front Garden Area - The front garden is also mainly laid to lawn with a private drive to the side elevation extending to the garage.
This creates a multi vehicle off road parking space or hard



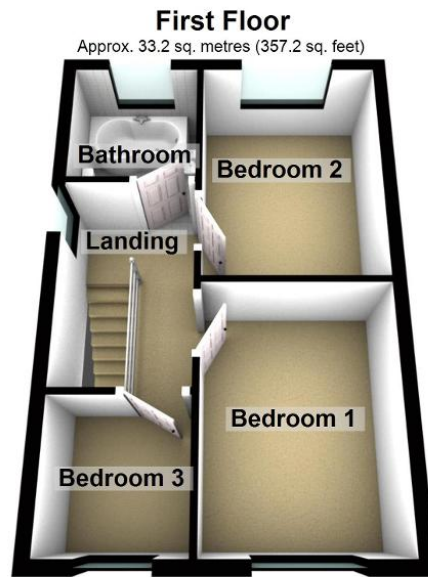
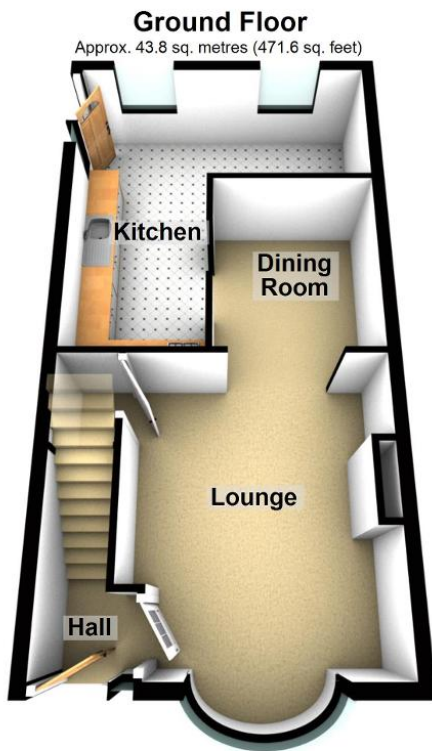
standing area.

Garage - The garage sits at the head of the private drive.

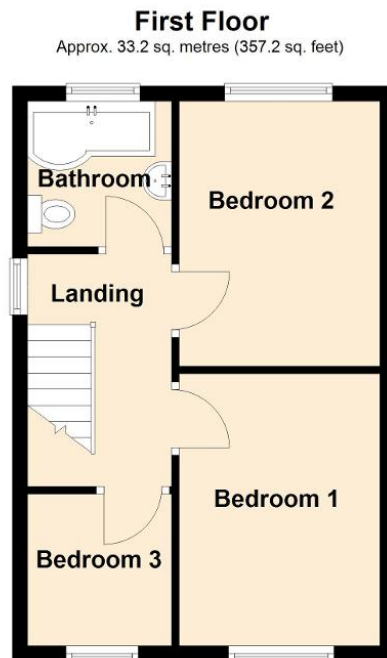
Council tax band: B

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Total area: approx. 77.0 sq. metres (828.7 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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