



53 Raleigh Drive
Hull, HU9 1UN

£335,000

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Ground Floor

Entrance Porch/Hallway

Accessed to the front via UPVC double glazed door is a very useful entrance porch, leading into the main hallway. Main hallway with fixed staircase to first floor level, understairs storage, access to all ground floor rooms and radiator.

Dining Room/ Reception Room

9'11" x 9'5" (3.04m x 2.89m)

A versatile space to the front with UPVC bay window and radiator. Ideal for use as a more formal dining room, games room or office space.

Lounge

11'11" x 13'8" (3.65m x 4.18m)

To the rear, with UPVC French doors opening out to the rear garden, radiator and laminate flooring.

Kitchen

13'8" x 12'4" (4.19m x 3.76m)

A modern and well appointed kitchen, with UPVC double glazed window to the rear and side access door. Fitted with a range of base and wall mounted units, laminated worksurfaces with matching splashbacks, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in oven below and integrated dishwasher and washing machine.

WC

With UPVC double glazed window to the side. Fitted with a two-piece suite, comprising low level WC and sink unit.

First Floor

Central Landing

Central landing with storage via airing cupboard.

Bedroom One

12'7" x 11'0" (3.86m x 3.37m)

A generous double bedroom to the front with UPVC double glazed window, fitted wardrobe cupboard for storage, carpet flooring and radiator.

En Suite

3'2" x 9'2" (0.97m x 2.81m)

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising, enclosed shower cubicle, sink set upon vanity unit with storage and low level WC. With tiling to splashback areas and heated towel rail.

Bedroom Two

11'8" x 8'2" (3.58m x 2.50m)

To the front, with UPVC double glazed window, wardrobe cupboard for storage, laminate flooring and radiator.

Bedroom Three

9'8" x 10'10" (2.97m x 3.31m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

Bedroom Four

11'0" x 8'1" (3.36m x 2.48m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

Bathroom

6'2" x 7'2" (1.90m x 2.19m)

A modern family bathroom with a three-piece white

suite, comprising, panelled bath with thermostatic shower over, sink set upon vanity unit with storage and low level WC. With UPVC double glazed window to the rear, UPVC cladding panels to all walls and a heated towel radiator.

Externally

Externally, to the front is a driveway for multiple vehicles, a EV charging point, access to garage via electric roller door and a lawned garden area to the side.

The rear is enclosed and designed with low maintenance in mind, with patio and decking areas for seating and the rest with artificial lawn. To the end of the garden is a cosy summerhouse/garden room with UPVC French doors to the front.

Council Tax Band

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

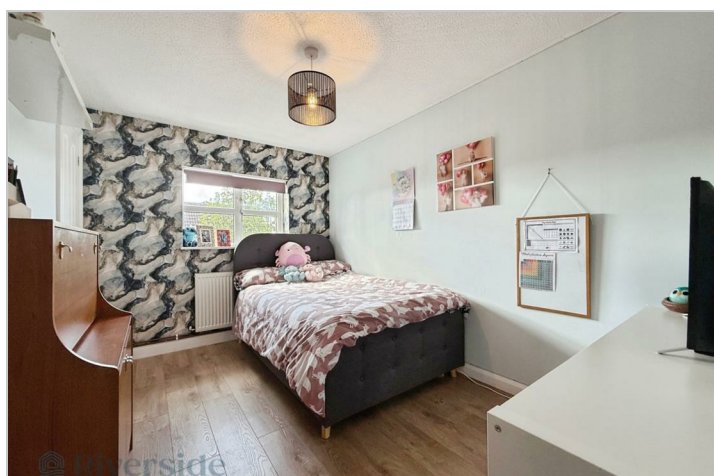
ADDITIONAL INFORMATION

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.



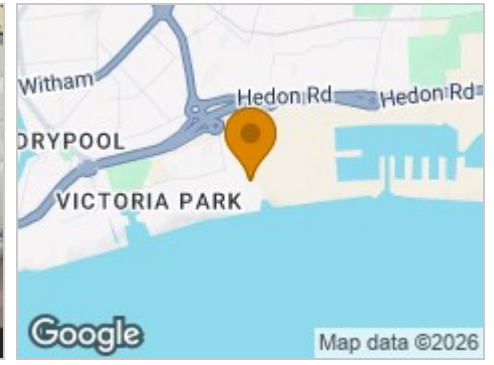
Road Map



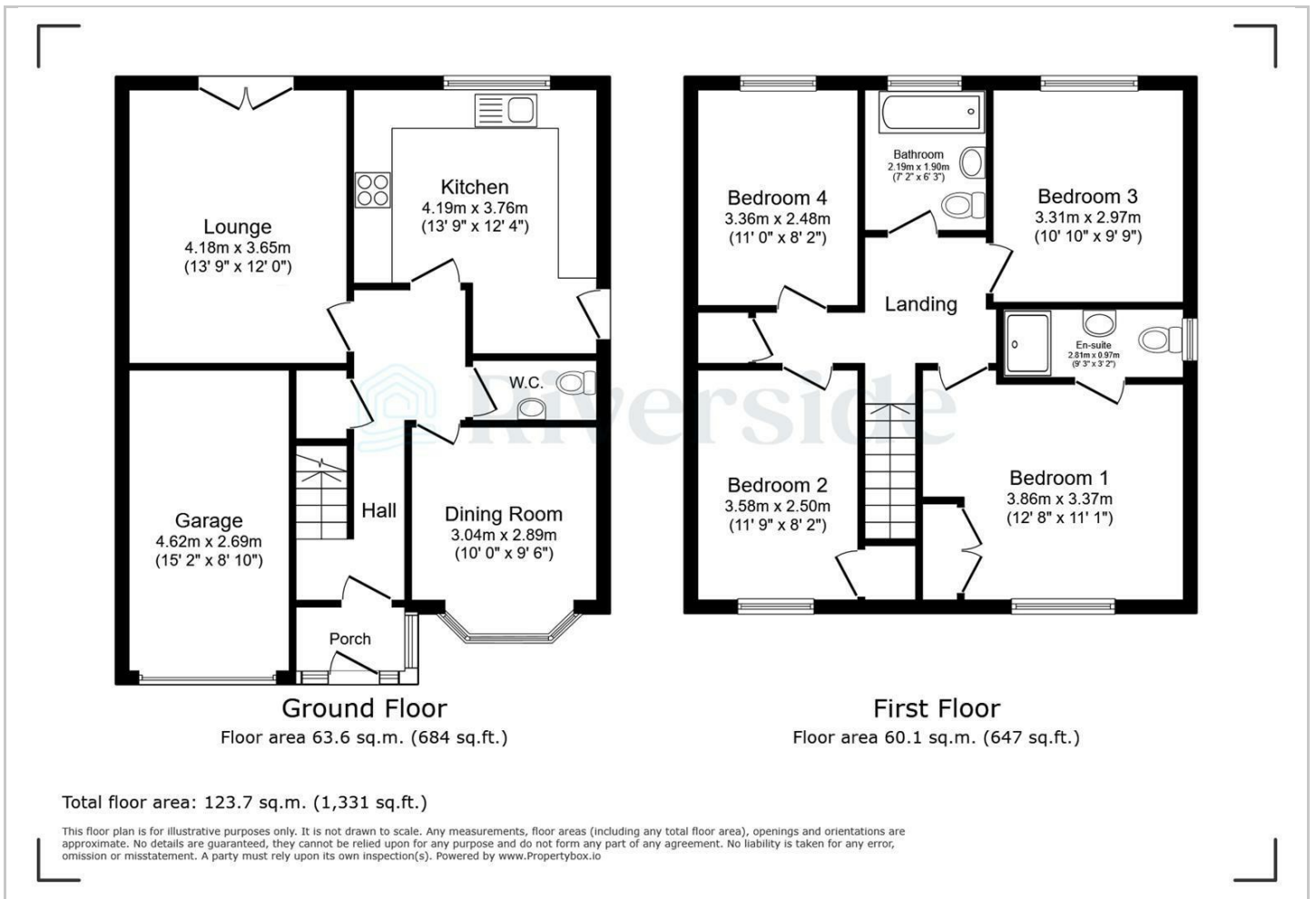
Hybrid Map



Terrain Map



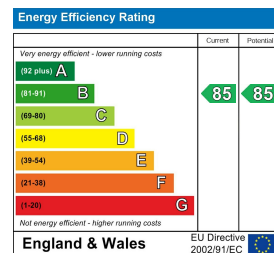
Floor Plan



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.