



16 Raleigh Drive
Hull, HU9 1UN

£290,000

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Ground Floor:

Entrance Hallway

Welcoming entrance to the front via glazed composite door, with fixed staircase to the first floor level and door leading to:

Lounge

16'10" x 10'9" (5.14m x 3.29m)

A spacious lounge to the front with UPVC double glazed bay window, understairs storage cupboard and radiator.

Dining Kitchen

22'8" x 8'10" (6.91m x 2.71m)

With UPVC double glazed window to the rear. Kitchen fitted with a range of base and wall mounted units, laminated worksurfaces with tiling to splashback areas, inset stainless steel sink unit, freestanding range cooker with extractor over and integrated washing machine and dishwasher. Ample space for dining table and radiator. Opening into:

Living Space

12'0" x 10'6" (3.68m x 3.21m)

Open plan from dining kitchen, with bi-folding doors to the side, two UPVC double glazed windows and two roof windows and radiator.

First Floor:

Landing

Access to three well proportioned bedrooms and the house bathroom.

Main Bedroom

14'6" x 10'9" (4.44m x 3.29m)

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

En-Suite

8'10" x 5'5" (2.70m x 1.67m)

A newly fitted en-suite shower room, comprising walk in shower cubicle, sink set within vanity unit and low level WC. With UPVC double glazed window to the rear, tiling to splashback area, vinyl flooring and radiator.

Bedroom Two

11'6" x 8'2" (3.53m x 2.51m)

Second double bedroom to the front, with UPVC double glazed window, fitted wardrobes, carpet flooring and radiator.

Bedroom Three

10'2" x 8'11" (3.10m x 2.74m)

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

House Bathroom

6'7" x 5'10" (2.02m x 1.78m)

A modern three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window, tiling to the walls and tall radiator.

Externally

Externally to the front is a part tarmac, part gravelled driveway for 3-4 vehicles, pathway to the side leading to the rear garden. The rear garden is

mostly laid to lawn with planted borders and patio area for seating.

Garage

With up and over door to the front and lighting and power.

Council Tax Band

We have been advised the property is Council Tax band D, 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.



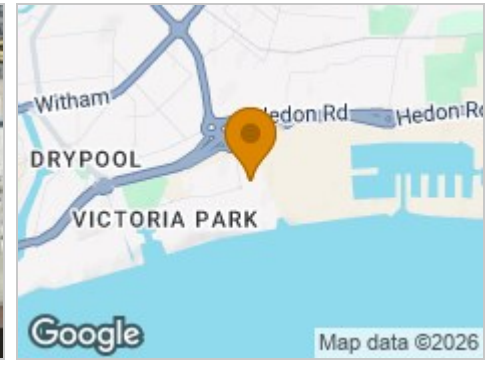
Road Map



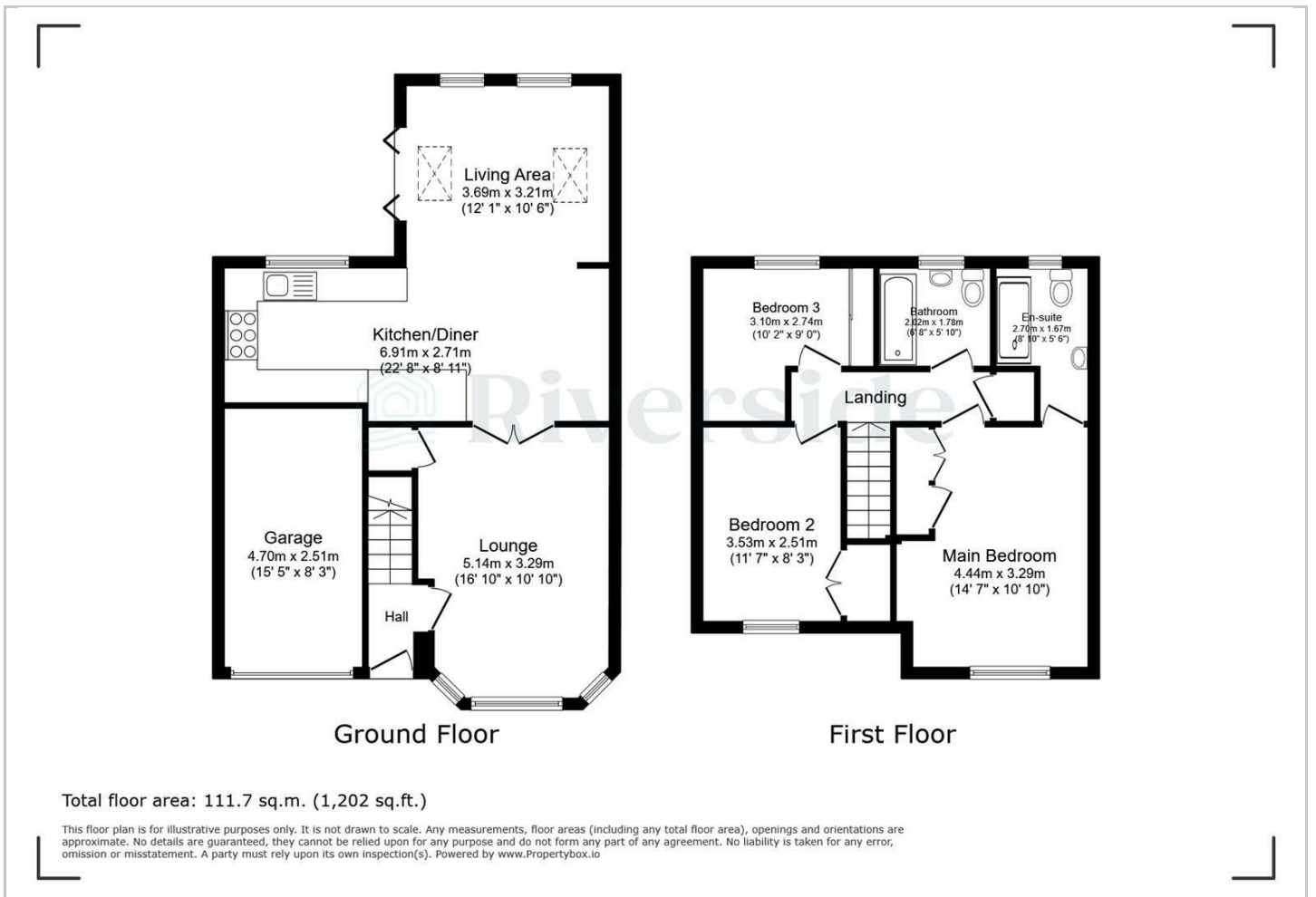
Hybrid Map



Terrain Map



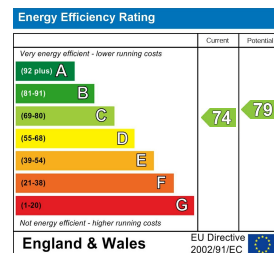
Floor Plan



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



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