Riverside

77 Bristol Road

, Hull, HU5 5XJ

Offers over £110,000

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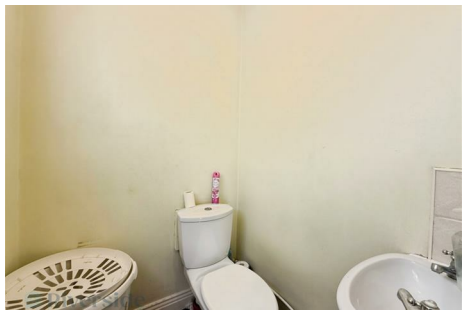


Ground Floor

Entrance Hallway
Entrance to the front via UPVC double glazed door, fixed staircase to the first floor and radiator.

Lounge area
10'11" x 13'3" (3.35m x 4.05m)
With UPVC double glazed window to the front, feature fireplace, carpet flooring and radiator.

Dining area
13'10" x 6'5" (4.23m x 1.98m)
With carpet flooring and under stairs storage cupboard.

Kitchen
13'2" x 7'1" (4.03m x 2.18m)
With UPVC double glazed window to the front. 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 gas hob and built in oven below.

Lobby
With UPVC double glazed window to the rear garden.

WC
4'2" x 4'1" (1.28m x 1.25)
Fitted with a low level WC and sink. With UPVC double glazed window to the side and radiator.

First Floor

Central Landing
Providing access to all first floor rooms.

Bedroom One
10'1" x 13'10" (3.09m x 4.23m)
A generous double bedroom to the front with two UPVC double glazed windows, built in cupboard above the stairs, carpet flooring and radiator.

Bedroom Two
8'1" x 9'8" (2.48m x 2.96m)
With UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom
5'5" x 5'1" (1.66m x 1.55)
Fitted with a three-piece suite, comprising panelled bath with shower over, pedestal sink and low level WC. With tiling to the walls, UPVC double glazed window to the rear and radiator.

Externally
Outside, the property has a gravelled driveway to the front (could be turned into off street parking with relevant permissions/ following Hull City Council guidelines). The rear garden is mostly laid to lawn and hardstanding to the end of the garden that could be further turned into off street parking or used for shed/ storage.

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

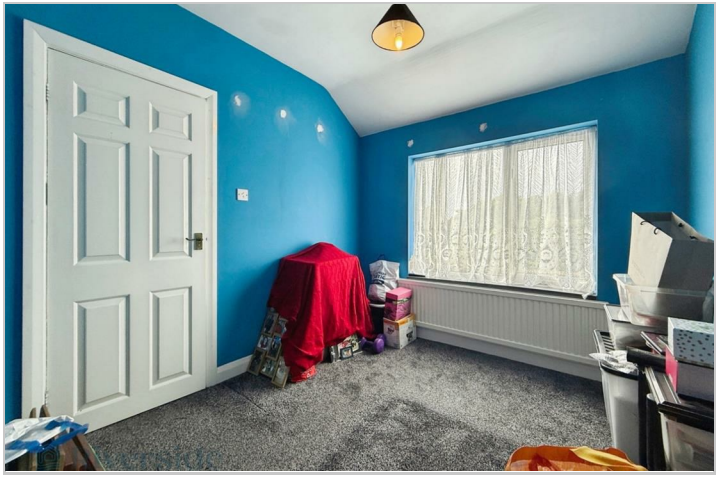
ADDITIONAL INFORMATION
Tenure:
Leasehold - 999 years less 21 days from 24 June 1938

Tel: 01482 322411

Ground Rent:
£5 per annum

Service Charge:
£0 payable

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.

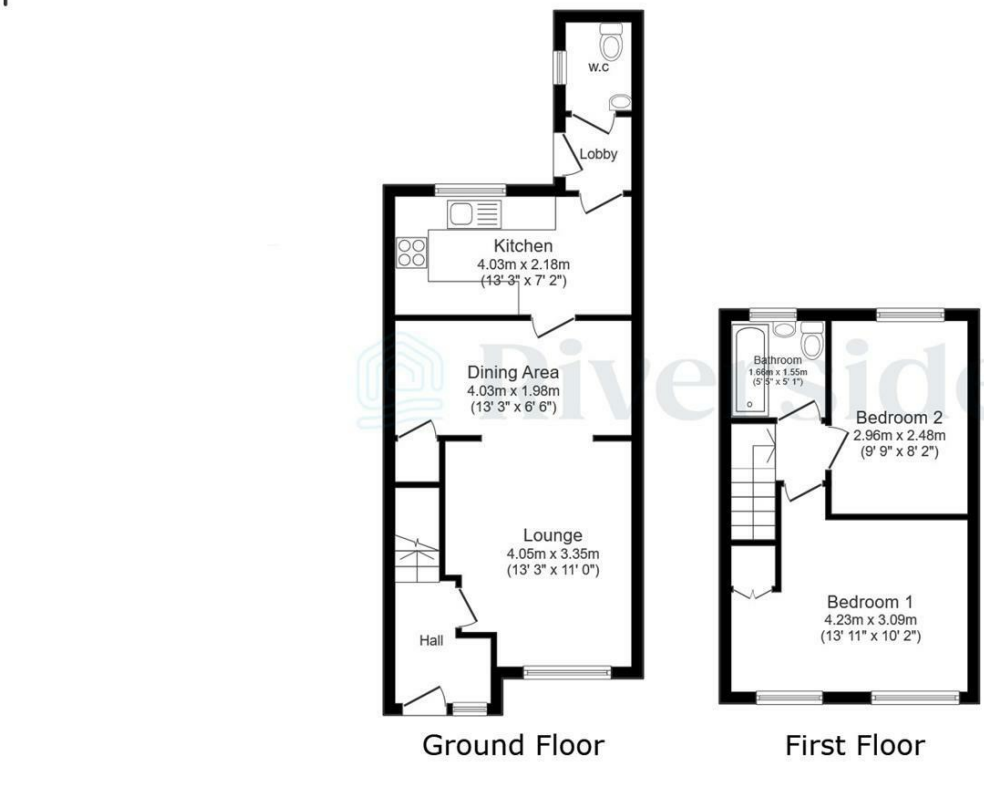


Road Map

Hybrid Map

Terrain Map

Floor Plan



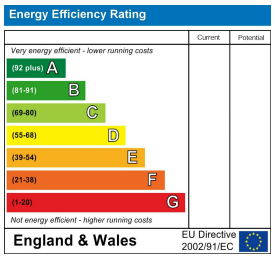
Total floor area: 69.0 sq.m. (743 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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