

**5 Risholme Way, Hull, HU8 9BY**

**£260,000**

This exceptional four-bedroom detached home is ideal for a growing family. Situated in a desirable residential area, the former garage has been professionally converted into an additional reception room. The property benefits from off-street parking and an en suite to the master bedroom, and is installed with gas central heating and double glazing.

Accommodation briefly comprises: entrance hallway, dining room, kitchen, lounge, and downstairs W/C to the ground floor. The first floor comprises: landing, four bedrooms, en suite to the master, and a bathroom. Externally, there is a block-paved private driveway to the front and a fully enclosed rear garden designed for ease of maintenance, featuring a patio and artificial turf.

## Ground Floor

front and a fully enclosed rear garden designed for ease of maintenance, with patio and artificial turf.

### Entrance Hallway

With entrance door, laminate flooring, radiator, stairs off, and doors to:

### Kitchen

With window to the front, laminate flooring, dining area, range of wall and base units, work surface, double electric oven, sink unit with mixer tap over, gas hob, extractor hood, and space for an American-style fridge-freezer.

### Lounge

With windows to the front and rear, carpet flooring, and radiator.

### Dining Room

With French doors to the rear, laminate flooring, and radiator.

### W/C

With part-tiled walls, radiator, low-flush W/C, and corner hand wash basin.

## First Floor

### Landing

With carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring, and radiator.

### En Suite

With window to the rear, tiled flooring, radiator, part-tiled walls, low-flush W/C, pedestal hand wash basin, and shower cubicle.

### Bedroom

With window to the rear, carpet flooring, radiator, and fitted wardrobes.

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### Bedroom

With window to the rear, carpet flooring, and radiator.

### Bathroom

With window to the front, tiled flooring, radiator, part-tiled walls, low-flush W/C, pedestal hand wash basin, and panel-enclosed bath.

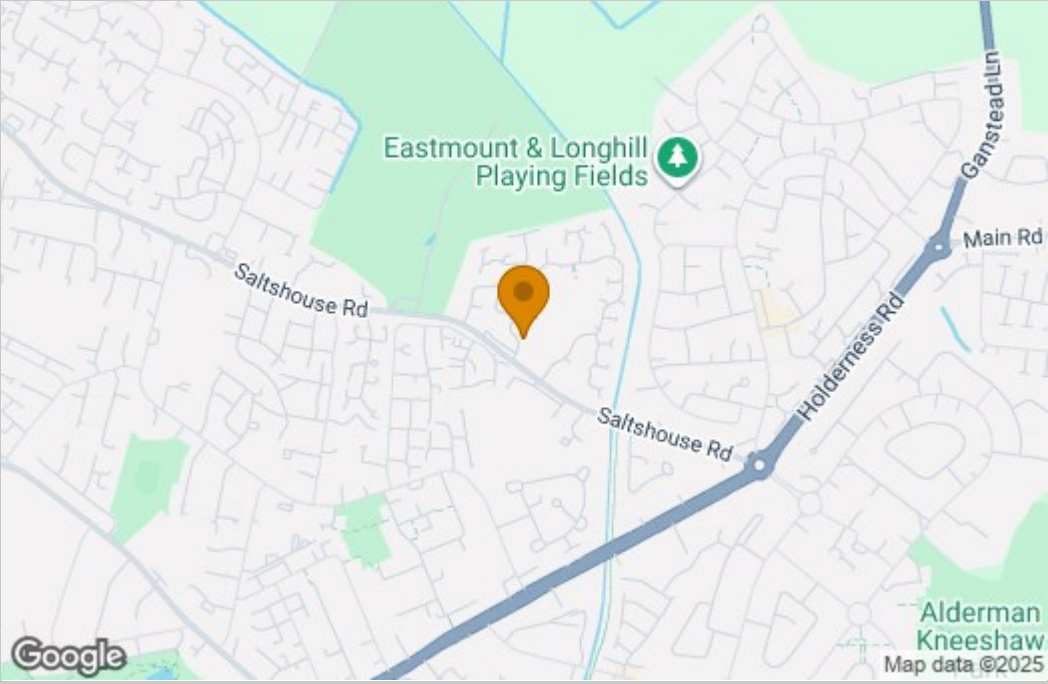
### Exterior

To the exterior is a block-paved private driveway to the

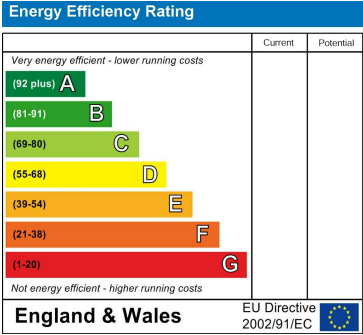
Floor Plan



Area Map



Energy Efficiency Graph



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