



46 Raleigh Drive

, Hull, HU9 1UN

Offers in the region of £349,950



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Ground Floor:

Hallway

Entrance to the front via double glazed front door.

Downstairs WC

With UPVC double glazed window and fitted with low level WC and hand wash basin.

Lounge

15'8" x 12'5" max (4.80m x 3.79m max)

A spacious lounge with UPVC double glazed window to the front, feature fireplace, fixed staircase to first floor level, carpet flooring and radiator, opening into:

Dining Area

10'8" x 7'3" (3.27m x 2.23m)

With double doors opening into the additional reception room, carpet flooring and radiator.

Kitchen Breakfast Room

17'6" x 10'8" (5.34m x 3.26m)

Large modern kitchen with range of base and wall mounted units, white fleck Corian work surfaces, inset double stainless steel sink, freestanding range cooker, freestanding American fridge freezer and integrated washing machine and dishwasher. With UPVC French doors to the rear, radiator and ample space for dining table.

Reception Room

14'1" x 11'8" (4.30m x 3.57m)

A great additional space to the rear, with UPVC double glazed doors to the garden, tall windows and electric roof windows to flood the space with natural light, solid wood flooring and radiator.

First Floor

Landing

With UPVC double glazed window to the rear. An open space, previously used as an office space for working from home.

Main Bedroom

9'11" x 9'2" (3.04m x 2.80m)

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

En-suite

8'0" x 5'8" (2.45m x 1.73m)

With UPVC double glazed window to the front, fitted with an enclosed shower cubicle, low level WC and hand wash basin.

Bedroom Two

9'3" x 9'2" (2.84m x 2.81m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

9'11" x 7'9" (3.03m x 2.37m)

With UPVC double glazed window to the front, carpet flooring, fitted wardrobes for storage and radiator.

Bedroom Four

10'7" x 7'8" (3.23m x 2.36m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

Tel: 01482 322411

House Bathroom

6'0" x 5'10" (1.84m x 1.79m)

Fitted with a three-piece suite comprising panelled bath with shower over, hand wash basin and low level WC. With UPVC double glazed window to the side.

Outside

Externally, the property has a driveway to the front for two cars and the rear is enclosed, mostly laid to lawn and with patio area for outdoor seating.

Integral Garage

16'5" x 8'2" (5.01m x 2.49m)

With up and over door to the front from the driveway and integral door leading to the kitchen. With lighting, power and gas boiler.

Council Tax Band

We have been advised the property is Council Tax band C, payable to Hull City Council.

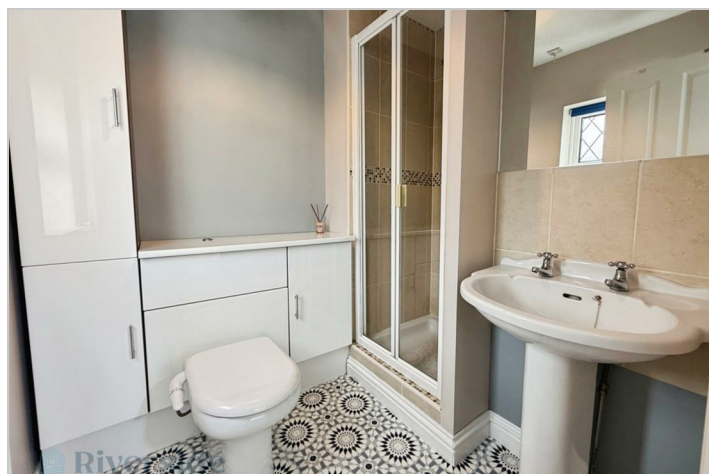
ADDITIONAL INFORMATION

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.



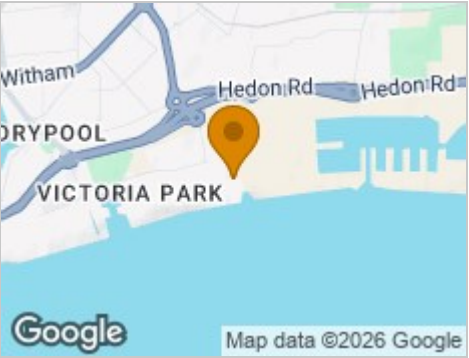
Road Map



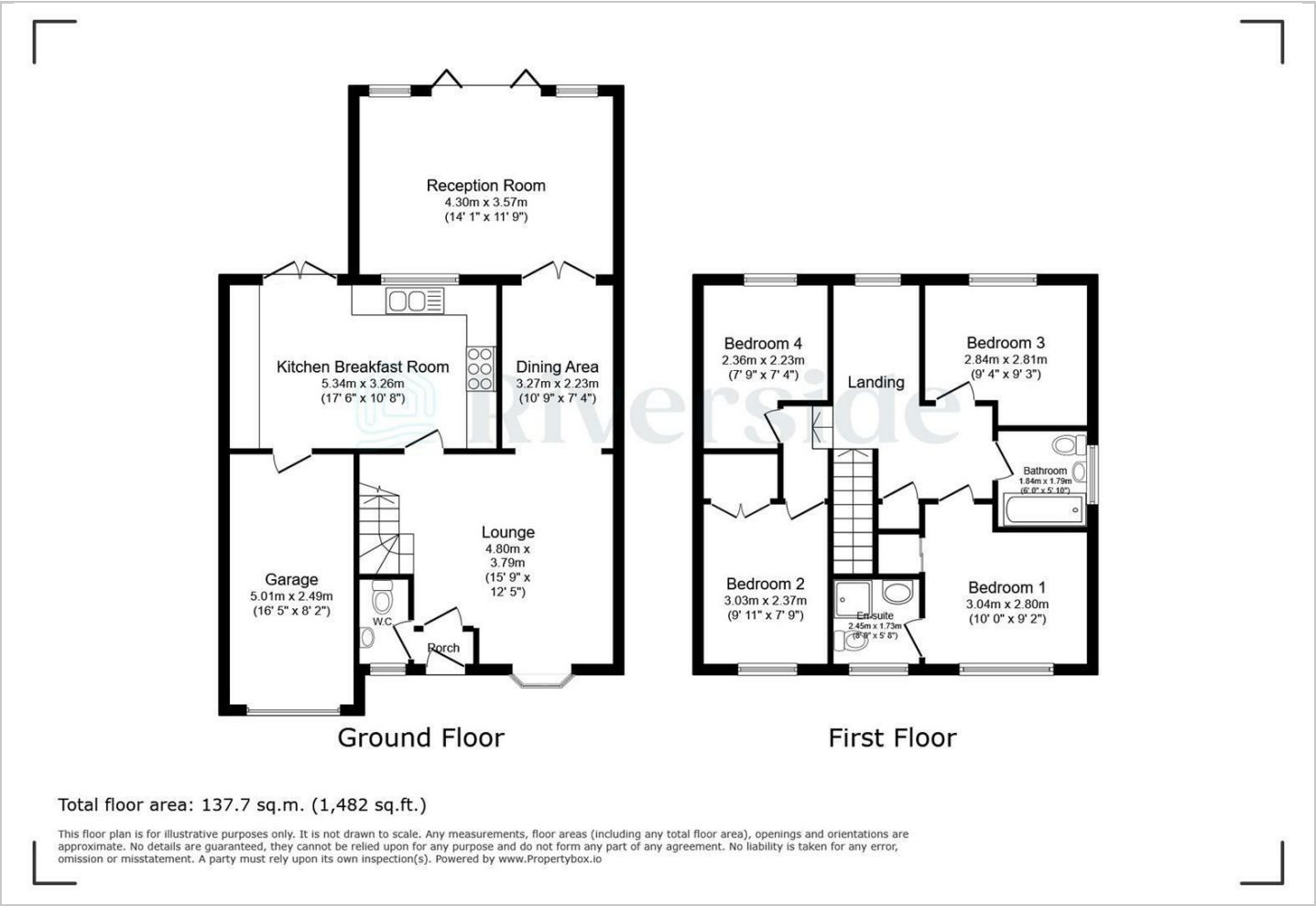
Hybrid Map



Terrain Map



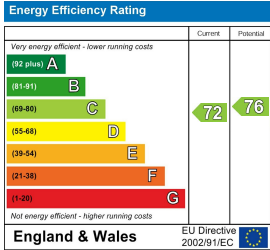
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.