



# Riverside



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4 County Road North  
, Kingston Upon Hull, HU5 4HA

Offers in the region of £165,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, fixed staircase to first floor, under stairs storage, carpet flooring and radiator.

### Lounge

11'5" x 10'11" (3.48m x 3.35m)

A bright lounge with UPVC bay window to the front, original fireplace, carpet flooring and radiator.

### Dining Room

17'2" x 11'0" (5.25m x 3.37m)

A generous room to the rear, currently used as a second lounge, with UPVC double glazed box bay window to the rear, feature fireplace housing a gas fire, carpet flooring and radiator.

### Kitchen

7'10" x 11'3" (2.40m x 3.43m)

Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset stainless steel sink unit and freestanding cooker. With two UPVC double glazed windows to the side and door to the garden.

### Office

9'10" x 7'10" (3.02m x 2.39m)

With UPVC double glazed windows to the side and rear and carpet flooring.

## First Floor

### Central Landing

Providing access to all first floor rooms.

### Bedroom One

10'8" x 11'0" (3.26m x 3.37m)

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

### Bedroom Two

11'0" x 10'8" (3.36m x 3.27m)

Second double bedroom to the rear with UPVC double glazed window, fitted cupboard for storage, carpet flooring and radiator.

### Bedroom Three

6'0" x 6'11" (1.85m x 2.13m)

Third bedroom with UPVC window to the front, carpet flooring and radiator.

### Bathroom

5'8" x 6'0" (1.74m x 1.83m)

With UPVC double glazed window to the rear. Fitted with a three piece suite, comprising panelled bath with shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

### Externally

To the front is a planted garden with pathway leading to the front door. The rear garden is enclosed with lawn area, patio area and planted borders and a gate onto the ten foot.

### Garage

accessed via the gated ten foot with outward opening doors.

### Council Tax Band

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

## ADDITIONAL INFORMATION

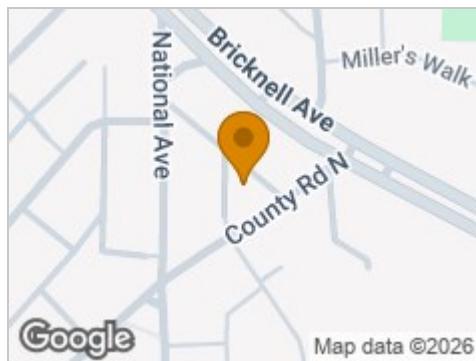
Tenure:  
Freehold

### 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.



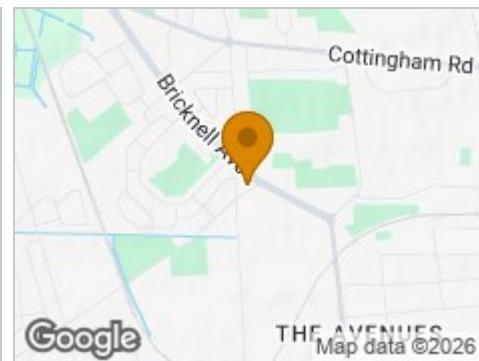
## Road Map



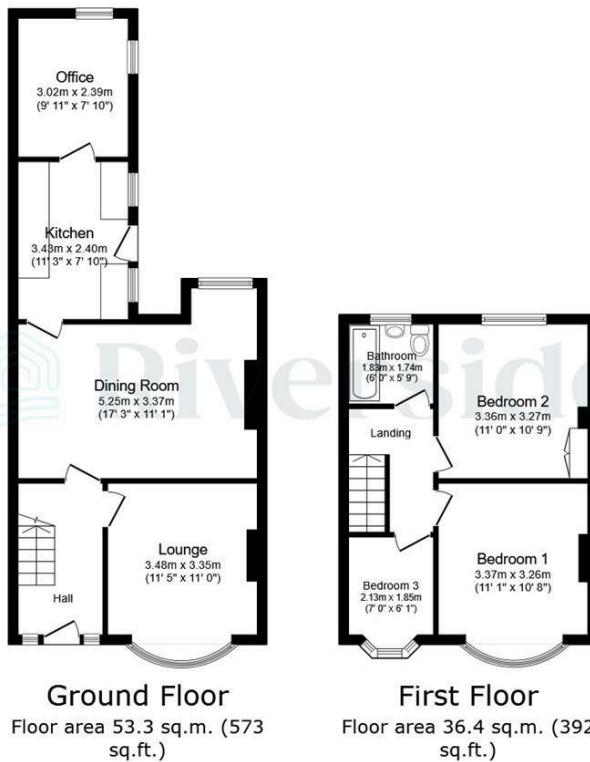
## Hybrid Map



## Terrain Map



## Floor Plan



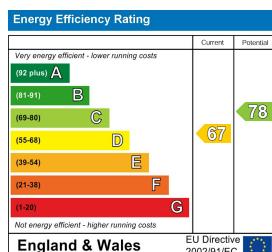
Total floor area: 89.7 sq.m. (965 sq.ft.)

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](http://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



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