



# Riverside



38 Harbour Way  
, Hull, HU9 1PL

Offers in the region of £369,950



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## Ground Floor

### Entrance Hallway

A welcoming entrance into this spacious family home via a UPVC double glazed front door, flanked with UPVC double glazed window. With fixed staircase approach to first floor, laminate floor and opening into:

### Dining Area

10'3" x 10'11" (3.13m x 3.33m)

Opening straight from the hallway, with laminate flooring, storage cupboard under the stairs, access to the utility room and WC and access into the conservatory.

### Lounge

19'2" x 11'6" (5.85m x 3.53m)

A great sized room with a UPVC double glazed box bay window to the front, UPVC French doors into the conservatory, radiators and carpet flooring.

### Breakfast Kitchen

17'7" x 9'1" (5.38m x 2.79m)

A modern kitchen fitted with high gloss base and wall mounted units, granite worktops and matching upstands, inset sink unit, inset gas hob with extractor over, built in oven below, integrated undercounter fridge and freezer, wine chiller and dishwasher. With two UPVC double glazed windows, laminate flooring and radiator.

### Conservatory

28'10" x 17'10" (8.80m x 5.46m)

A large conservatory, the full width of the house with UPVC windows, French doors out to the garden and laminate flooring.

### Utility Room

5'9" x 5'9" (1.76m x 1.76m)

With UPVC double glazed window to the rear, UPVC door to the side, space and plumbing for automatic washing machine, space for fridge freezer, work surface area and laminate flooring.

### Cloakroom

With a UPVC double glazed window to the side. With low level WC and sink unit.

## First Floor

### Central Landing

With access to four well proportioned bedrooms, house bathroom and storage cupboard.

### Master Bedroom

12'4" x 10'4" (3.77m x 3.17m)

A generous double bedroom with UPVC double glazed window to the front, fitted wardrobe/ drawer units, carpet flooring and radiator.

### En-Suite

8'5" x 5'9" (2.58m x 1.77m)

With UPVC double glazed window to the front. Fitted with a three piece suite in white, comprising enclosed shower unit, sink set upon vanity unit with storage and low level WC. Finished with extensive tiling to the walls, laminate flooring and heated chrome towel rail.

### Dressing Room

6'9" x 4'5" (2.07m x 1.37m)

## Bedroom Two

11'0" x 10'0" (3.36m x 3.05m)

A double bedroom to the front with UPVC double glazed window, built in wardrobes, laminate flooring and radiator.

## Bedroom Three

10'11" x 6'11" (3.33m x 2.11m)

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

## Bedroom Four

9'1" x 6'9" (2.77m x 2.07m)

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

## House Bathroom

6'9" x 6'7" (2.07m x 2.01m)

With UPVC double glazed window to the rear. Fitted with a three piece suite, comprising panelled bath with shower over, sink set upon vanity unit with storage and low level WC with concealed cistern. Finished with extensive tiling to the walls and heated chrome towel rail.

## External

Outside, to the front is a block paved driveway providing off street parking for multiple vehicles and leading to the double garage with two individual roller doors. To the rear is a low maintenance garden with raised decking areas and artificial lawn, perfect for outdoor seating and the rest is gravelled with planted boarders.

## Council Tax Band

We have been advised the property is council tax band E.

## ADDITIONAL INFORMATION

Tenure:

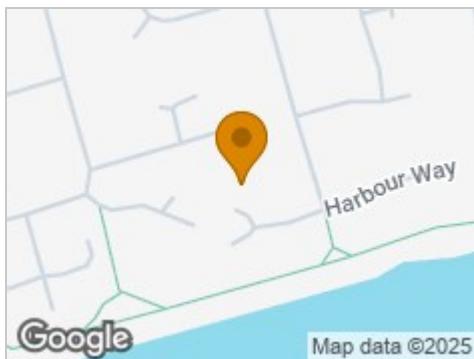
Freehold

## 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.



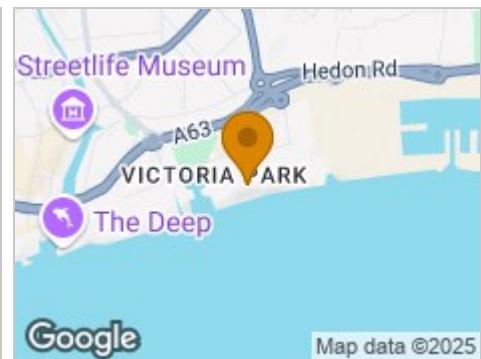
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

Floor area 130.1 m<sup>2</sup> (1,400 sq.ft.) approx

**First Floor**

Floor area 54.6 m<sup>2</sup> (588 sq.ft.) approx

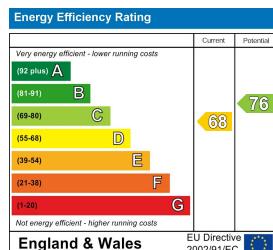
Total floor area 184.7 m<sup>2</sup> (1,988 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.