



# Riverside



55 Bradford Avenue

, Hull, HU9 4NJ

£145,000



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## Ground Floor:

### Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with fixed staircase to first floor and radiator.

### Lounge

12'0" x 12'4" (3.68m x 3.76m)

A comfortable lounge to the front, with two UPVC double glazed windows and radiator.

### Dining Room

11'3" x 9'5" (3.44m x 2.89m)

To the rear, with UPVC double glazed French doors to the garden and radiator

### Kitchen

12'1" x 13'1" (3.70m x 3.99m)

With UPVC double glazed windows to the side and rear and double glazed door to the side. Fitted with a range of base and wall mounted units, laminated worktops, tiling to splashback areas, inset composite sink unit, inset four-ring gas hob with extractor over and built in electric oven below. With space for fridge freezer, washing machine and tumble dryer or dishwasher.

### Home Office

9'1" x 5'6" (2.79m x 1.70m)

With UPVC double glazed window to the side and radiator.

### WC

With UPVC double glazed window to the side, low level WC.

## First Floor

### Master Bedroom

13'5" x 10'2" (4.11m x 3.10m)

A generous double bedroom to the front with two UPVC double glazed windows to the front, laminate flooring and radiator,

### Bedroom Two

8'11" x 11'5" (2.73m x 3.48m)

A second double bedroom to the rear with UPVC double glazed window, laminate flooring and radiator.

### Bedroom Three

11'5" x 9'4" (3.48m x 2.85m)

Third double bedroom with UPVC double glazed window to the front, built in cupboard above the stairs, carpet flooring and radiator.

### Bedroom Four

6'10" x 10'2" (2.10m x 3.10m)

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

### House Bathroom

10'0" x 4'9" (3.05m x 1.46m)

A modern bathroom with UPVC double glazed window to rear, fitted with a three-piece suite in white, comprising panelled bath with shower over, sink set within vanity unit and WC with concealed cistern and finished with a chrome effect heated towel rail.

### Outside

Externally, to the front is a gravelled driveway for

multiple vehicles, gated entry and the side provides access to the rear & side garden, with patio area and gravel for seating and raised lawn area to the end of the garden.

#### Council Tax Band

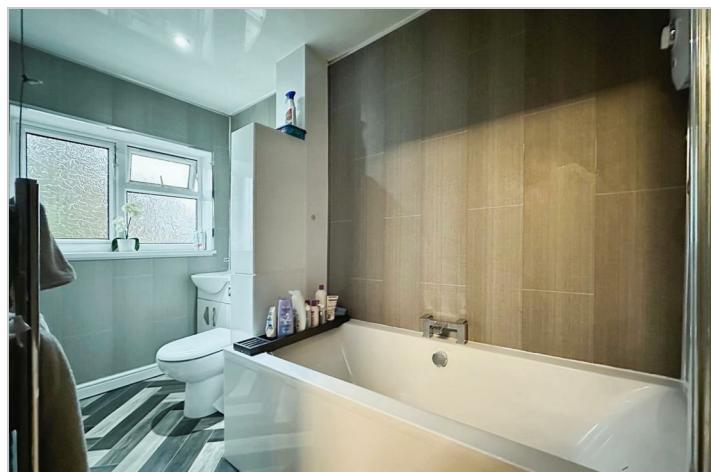
We have been advised the property is council tax band A, payable to Hull City Council.

#### ADDITIONAL INFORMATION

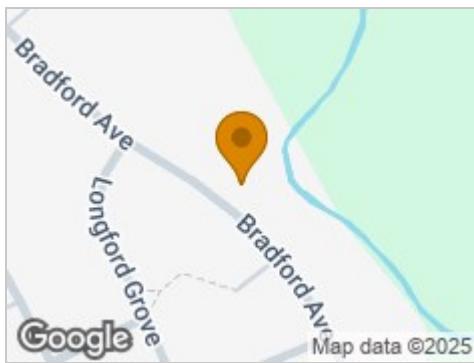
Tenure:  
Freehold

#### 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



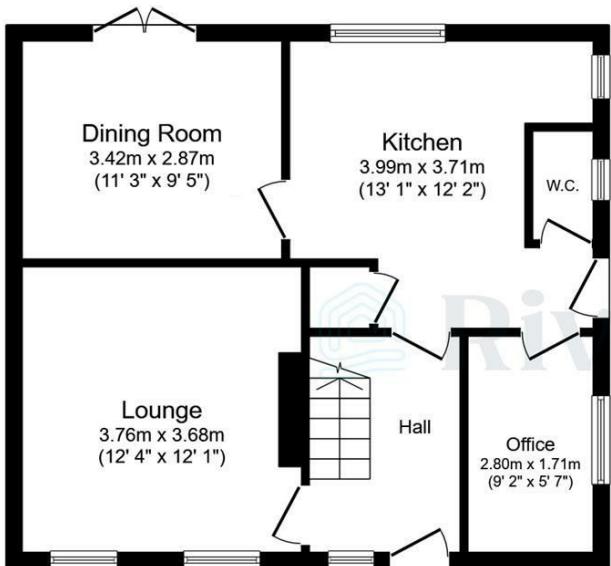
## Hybrid Map



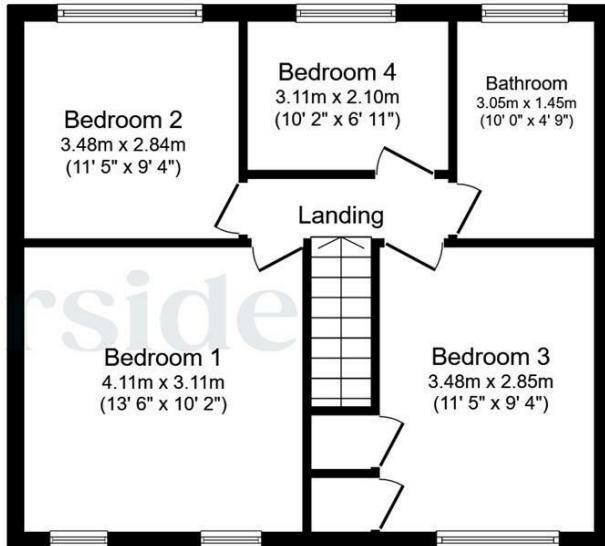
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 50.6 m<sup>2</sup> (545 sq.ft.)



**First Floor**  
Floor area 50.6 m<sup>2</sup> (545 sq.ft.)

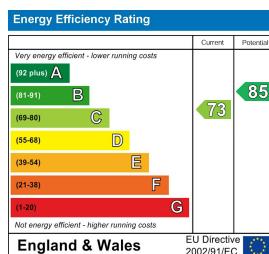
**TOTAL: 101.2 m<sup>2</sup> (1,089 sq.ft.)**

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