



# Riverside



## 2 Caledonia Park

, Hull, HU9 1TE

£485,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance into this stunning home via a composite door to the front. With UPVC double glazed window, fixed staircase to the first floor level, storage cupboard, laminate flooring and radiator

### WC

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

### Lounge

16'0" x 11'8" (4.90m x 3.57m)

Generous lounge with UPVC double glazed window and French doors to the rear, laminate flooring and radiator. Opening into:

### Dining Room

11'8" x 9'10" (3.57m x 3.01m)

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

### Kitchen/ Breakfast Room

20'1" x 19'4" (max) (9'4" at narrow point) (6.12m x 5.89m (max) (2.84m at narrow point))

With two UPVC double glazed windows to the front and one to the side. Fitted with a range of base and wall mounted units, laminated worksurfaces and breakfast bar with tiling to splashback areas, inset composite sink unit, inset hob with extractor over and built in double oven below, integrated dishwasher and space for washing machine and American style fridge freezer. Snug area with UPVC double glazed window to the side and French doors to the garden. With laminate flooring throughout and two radiators.

### Office

5'5" x 5'2" (1.67m x 1.59m)

With UPVC double glazed window to the side, fitted desk and radiator.

### First Floor

#### Central Landing

With UPVC double glazed window to the front. Providing access to all first floor rooms and a walk in airing cupboard for storage.

#### Master Bedroom

13'6" x 17'3" (4.13m x 5.28m)

A generous master suite with UPVC double glazed window to the rear, French doors to the balcony, fitted wardrobes for storage, carpet flooring and radiator.

#### Balcony

A walk out balcony from the master bedroom, with space for seating and enjoying views over the Humber.

#### En Suite

10'1" x 6'2" (3.08m x 1.89m)

With UPVC double glazed window to the front. Fitted with a three piece suite, including large walk in shower cubicle. sink set upon vanity unit with storage cupboards, low level WC with concealed cistern, UPVC wall cladding and chrome heated towel radiator.

#### Bedroom Two

10'11" x 10'8" (3.35m x 3.26m)

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

### Bedroom Three

8'7" x 10'7" (2.63m x 3.25m)

Third double bedroom to the rear, with UPVC double glazed window, fitted wardrobe, carpet flooring and radiator,

### Bedroom Four

10'2" x 10'1" (3.12m x 3.08m)

Final bedroom, to the front with UPVC double glazed window, fitted wardrobe, laminate flooring and radiator.

### Family Bathroom

9'1" x 5'11" (2.79m x 1.81m)

With UPVC double glazed window to the front. Fitted with a three piece suite in white, comprising panelled bath with thermostatic shower over, sink set upon vanity unit with storage and low level WC. With two fitted wall cupboards, full tiling to the walls and heated towel radiator.

### Externally

Outside, to the front is a generous driveway for off street parking for multiple cars. A gate provides access to the rear with enjoys south and westerly facing aspects, with decking and patio areas for seating, the

remainder is laid to lawn with planted shrubbery to the borders. Completing the rear garden is a secure summerhouse, currently used as a bar and entertaining space.

### Double Garage

Formerly the sales office for the development. A detached double garage with two electric roller doors to the front, with tiled flooring internally, suspended plasterboard ceiling with loft access to the roof space, side door to the garden and with lighting, power and electric heating.

### Council Tax Band

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

### ADDITIONAL INFORMATION

Tenure:

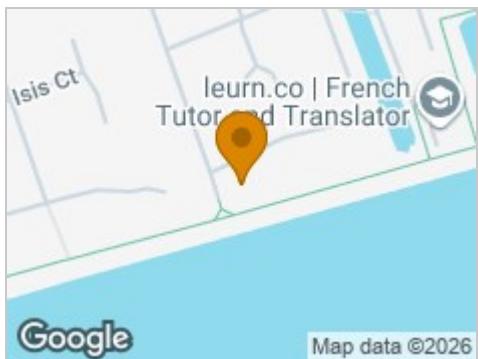
Freehold

### 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



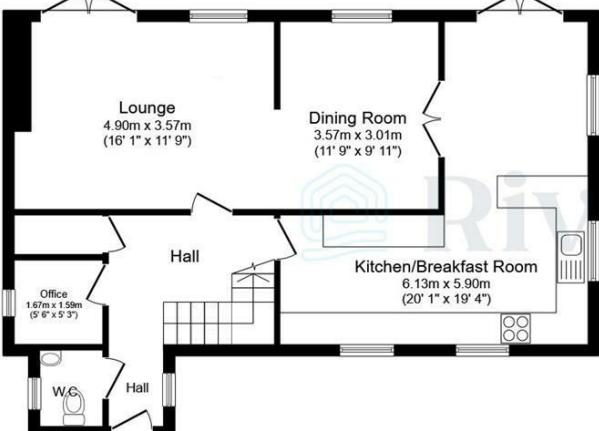
## Hybrid Map



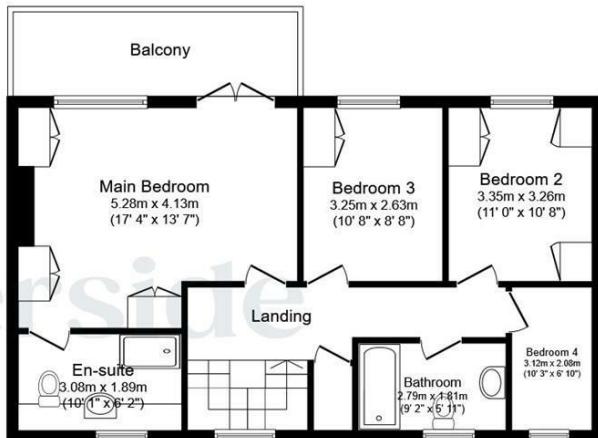
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 69.2 sq.m. (745 sq.ft.)



**First Floor**  
Floor area 65.6 sq.m. (706 sq.ft.)

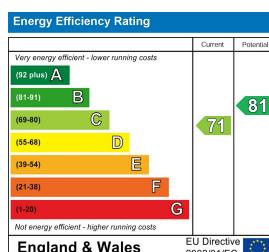
Total floor area: 134.9 sq.m. (1,452 sq.ft.)

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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