



QUICK&CLARKE

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34 Rivelin Park, Hull HU7 3GP
£175,000

- Three storey townhouse
- Well-presented throughout
- Three double bedrooms
- Three bathrooms
- Spacious lounge
- Modern fitted kitchen
- Converted garage
- Enclosed rear garden
- Parking to front
- EPC C

THE PROPERTY

Located within this popular residential area we are delighted to bring to the market this well-presented modern end townhouse. These properties offer space and versatility and contemporary living at its very best. The property enjoys spacious entrance hallway, modern shower room, bedroom 3/study, utility room, and the garage has been converted to provide an additional family room and store. To the first floor there is a spacious lounge to the rear elevation and a modern fitted kitchen with built-in appliances. To the second floor the landing area provides access to two double bedrooms, the main of which has a modern en-suite shower room, and a family bathroom. The gardens are well tended and there is private parking to the front of the property. Viewing is a must to fully appreciate what a genuinely great property this is in an equally superb location.

LOCATION

Rivelin Park is located off Runnymede Lane and is on the popular development of Kingswood, a great place for those wishing to be close to amenities and facilities and with ease of access to the A1079 to York, Beverley and Hull city centre. Lying only 4 miles north of the city centre of Hull. Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase with balustrade leading to the first floor accommodation.

SHOWER ROOM

Modern three piece suite in white enjoying low level WC, pedestal wash hand basin and independent shower cubicle.

BEDROOM 3 / STUDY

9'2" x 8' (2.79m x 2.44m)
uPVC double glazed window to the rear elevation. Such a versatile room which will be great if you are working from home!

UTILITY ROOM

6'2" x 5'5" (1.88m x 1.65m)
uPVC double glazed window and a door leading out into the rear garden. Fitted cupboard, space and plumbing for washing machine, sink unit with drainer and gas central heating boiler.

STORAGE AREA

7'8" x 7' (2.34m x 2.13m)
The garage has been converted to create a storage area with door leading into the family room.

FAMILY ROOM

8'7" x 7'8" (2.62m x 2.34m)
uPVC double glazed window to the front elevation and wood laminate flooring.

FIRST FLOOR

LANDING

Fixed staircase leading to the second floor and uPVC double glazed window to the front elevation.

LOUNGE

14'9" x 13'7" decreasing to 11'9" (4.50m x 4.14m decreasing to 3.58m)
uPVC double glazed window to the rear elevation and TV aerial point.

BREAKFAST KITCHEN

11'9" x 7'10" (3.58m x 2.39m)
uPVC double glazed window to the front elevation. Modern fitted base and wall cupboards with contrasting worksurfaces and coordinated tiled splashbacks. Stainless steel sink unit with drainer and mixer, four ring gas hob with single electric fan oven, space for fridge/freezer.

SECOND FLOOR

LANDING

BEDROOM 1

14'6" max x 8'9" (4.42m max x 2.67m)
uPVC double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

5'7" x 5'4" (1.70m x 1.63m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white has independent shower cubicle, wash hand basin set in vanity unit and low level WC.

BEDROOM 2

11'2" x 11' (3.40m x 3.35m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

7' x 5'7" (2.13m x 1.70m)
Modern three piece suite in white enjoys panelled bath, wash hand basin and low level WC set in modern vanity unit, extractor.

OUTSIDE

To the front of the property is private parking. The rear garden is attractively presented with patio area leading down to a gravelled garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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