

# Whitakers

Estate Agents



## 2 Riverview Gardens

, Hull, HU7 6DZ

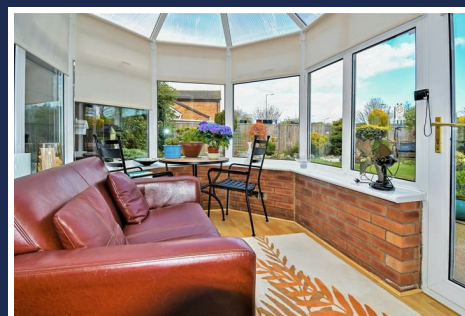
£150,000



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## The Accommodation Comprises

### Ground Floor

#### Entrance

Via a Upvc double glazed door

#### Entrance Hall

The entrance hall has the stairs to 1st floor and a radiator

#### Lounge

The beautiful spacious lounge has a Upvc double glazed window to the front aspect, a radiator and wood effect flooring, a beautiful fireplace with inset fire.

#### Dining Room

The dining room has a radiator and wood effect flooring.

#### Kitchen

The kitchen has a range of base and wall units with contrasting work surfaces, tile splash backs, space for a free standing cooker and fridge freezer, plumbing for an automatic washing machine, a Upvc double glazed window to the rear aspect and door leading out to the rear garden, a radiator and wood effect flooring and radiator.

#### Conservatory

The conservatory overlooks the beautiful gardens and has wood effect flooring and a range of Upvc double glazed windows and french doors to the side aspect.

### First Floor Accommodation

#### Landing

With a Upvc double glazed window to the side aspect and loft access.

#### Bedroom One

With a Upvc double glazed window to the front aspect, a radiator and a range of fitted furniture offering ample storage.

#### Bedroom Two

The bedroom has a radiator and a Upvc double glazed window to the rear aspect,

#### Bedroom Three

The third bedroom has a Upvc double glazed window to the front aspect and a radiator.

#### Bathroom

The recently installed bathroom has a panel bath with shower, low level wc and pedestal wash hand basin, tile walls and a Upvc double glazed window to the rear aspect and radiator.

#### External

To the front, side and rear, the gardens enjoy the sunshine. The home sits on a corner plot with extensive lawn and a range of mature shrubs/trees and plants, ample seating areas for entertaining. Access to the garage with up/over door and power and further off road parking to the private drive at the front of the house.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements

are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

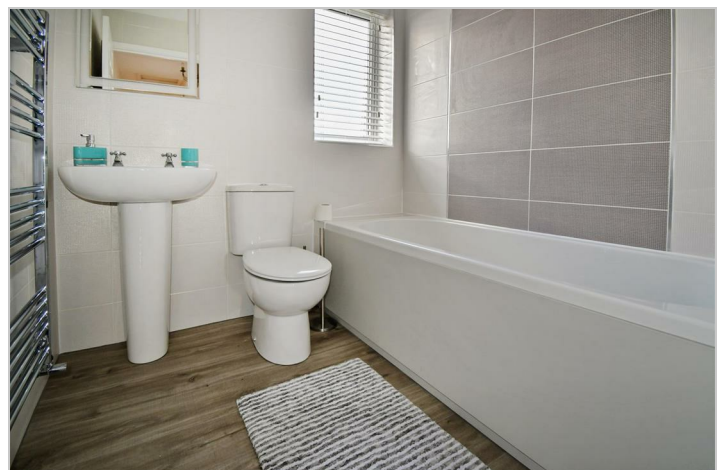
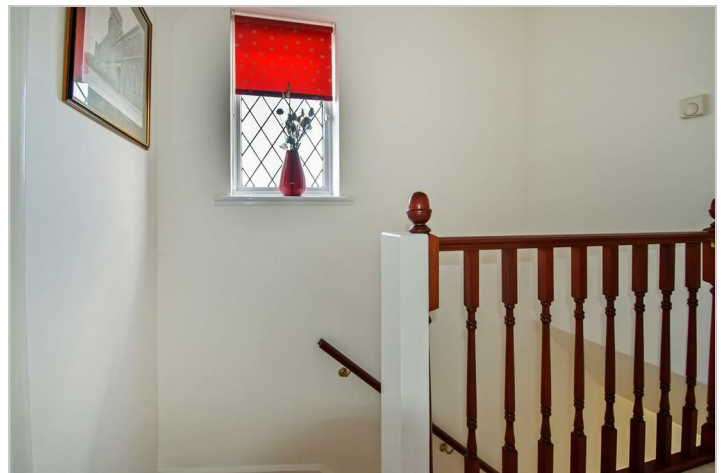
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



## Road Map



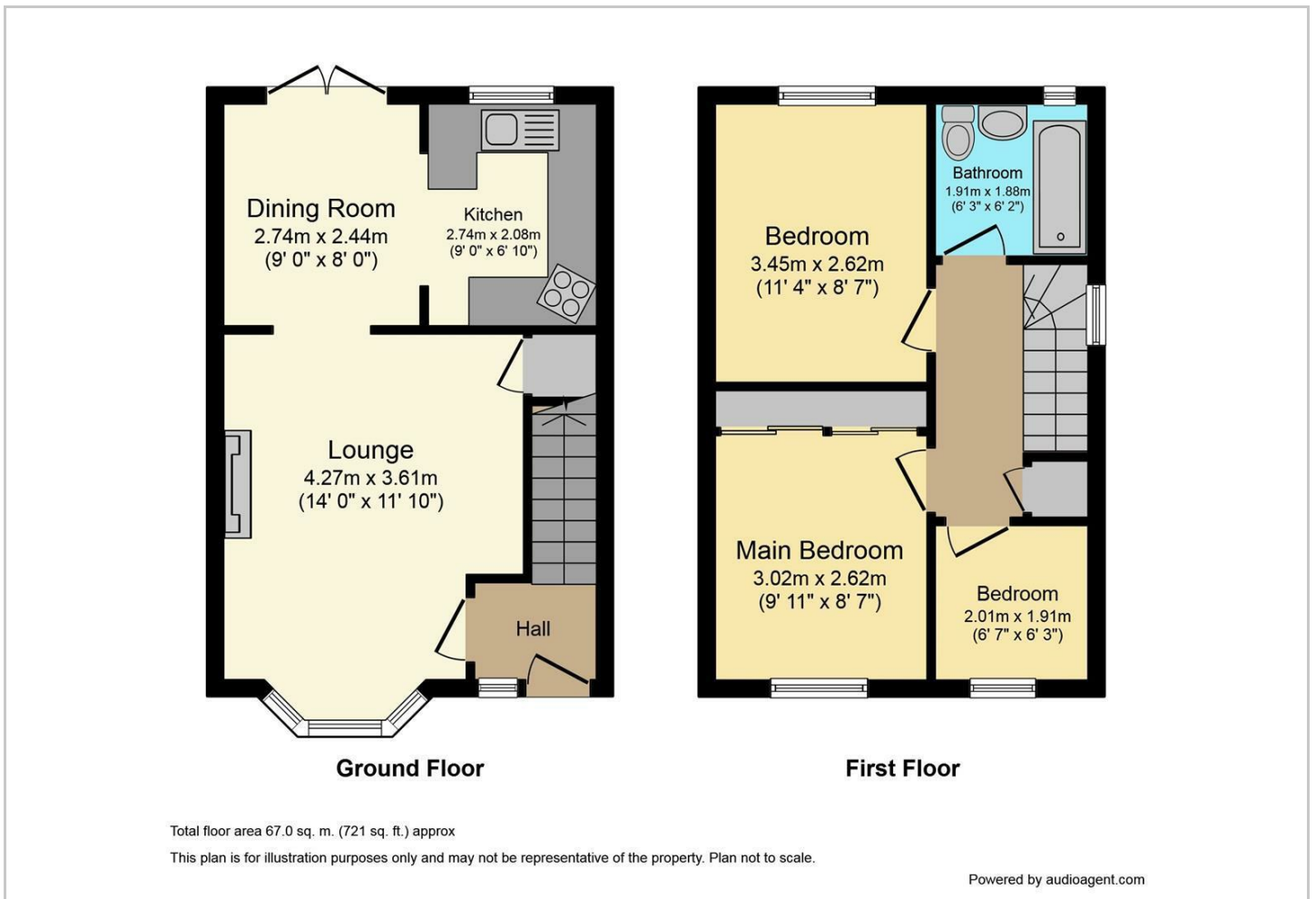
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Sutton Office on 01482 877177 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.