Riverside

51 Ellerker Rise

Willerby, Hull, HU10 6EX

£225,000

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Entrance Hall
A welcoming entrance into this beautiful property via a double glazed composite door to the front. Hallway with fitted cupboards, perfect for coats and shoes.

Lounge
16'0" x 12'1" (4.90m x 3.69m)
A spacious and light lounge to the front with UPVC double glazed window, feature fireplace with electric fire and lighting in the surround, carpet flooring and radiator.

Kitchen
10'0" x 7'2" (3.06m x 2.19m)
With UPVC double glazed window to the side and UPVC double glazed door. Kitchen fitted with a range of base and wall mounted units with white high gloss fronts, laminated work surfaces with matching upstands, inset stainless steel sink with mixer tap, inset hob with extractor over, electric Slide & Hide oven, integrated fridge and dishwasher and space for washing machine.

Inner Hallway
From the lounge and providing access to the bedrooms and bathroom.

Main Bedroom
12'10" x 8'11" (3.92m x 2.73m)
A double bedroom to the rear, with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two
9'1" x 8'4" (2.77m x 2.55m)
Also to the rear with UPVC French doors opening to the rear garden, fitted wardrobe for storage, laminate flooring and radiator.

Bathroom
With UPVC double glazed window to the side. Fitted with a three piece suite in white, comprising curved bath with thermostatic shower over, sink set upon vanity unit with storage and low level WC. With tiling to the walls and floor and underfloor heating.

Outside
Externally, the front is gravelled and low maintenance, the side is a resin driveway for off street parking and an EV charging point. Double gates open to the rear garden where the resin driveway continues to the garage. The rear garden is westerly facing with resin patio area for seating and mostly laid to lawn.

Garage
With lighting and power, double doors to the front and window to the side.

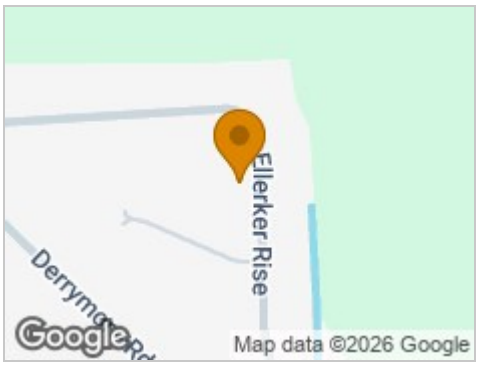
Council Tax Band
We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

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.

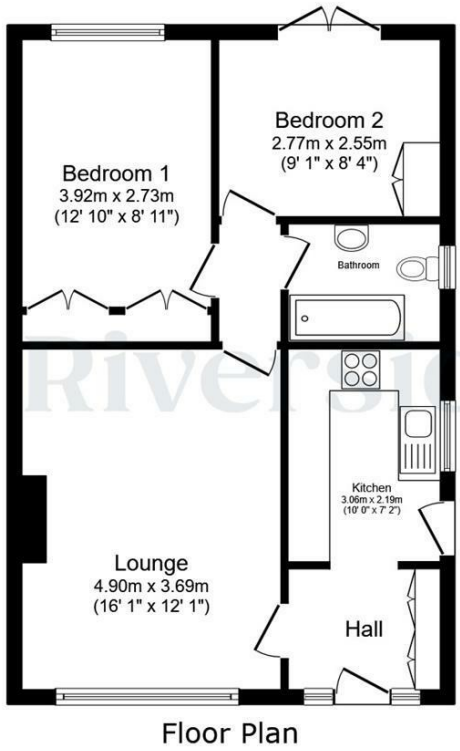
Road Map



Hybrid Map

Terrain Map

Floor Plan



Floor Plan

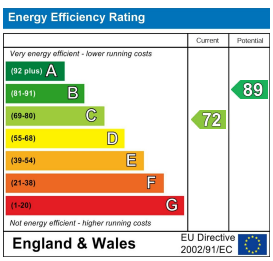
Total floor area: 56.3 sq.m. (606 sq.ft.)

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



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