Riverside



99 Graham Avenue

, Hull, HU4 7AW

£140,000

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Ground Floor

Entrance Hallway
Entrance to the front via UPVC double glazed door. Hallway with fixed staircase to first floor and radiator.

Lounge
12'4" x 12'0" (3.76m x 3.66m)
A spacious lounge to the front with UPVC double glazed bay window, electric fireplace with hearth and surround, carpet flooring and radiator. Open plan through to dining area.

Dining Area
9'6" x 15'0" (2.91m x 4.58m)
With carpet flooring, radiator and under stairs cupboard.

Kitchen
13'6" x 9'0" (4.14m x 2.76m)
To the rear of the property with UPVC double glazed window and door into the conservatory. Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset sink, freestanding cooker and space for washing machine, dishwasher and fridge freezer. With carpet flooring and radiator.

Conservatory
7'10" x 9'2" (2.40m x 2.80m)
With UPVC double glazed windows to the rear and side, UPVC double glazed door to the side and laminate flooring.

First Floor

Central Landing
Providing access to all first floor rooms.

Bedroom One
12'4" x 15'1" (3.77m x 4.62m)
Generous double bedroom to the front with UPVC double glazed window, fitted wardrobes, carpet flooring and radiator.

Bedroom Two
9'1" x 9'6" (2.78m x 2.92m)
To the rear of the property, with carpet flooring, radiator and fixed staircase to loft room.

Bathroom
5'6" x 5'10" (1.70m x 1.79m)
Fitted with a three-piece suite in white, comprising panelled bath with electric shower over, sink set upon vanity unit with storage and low level WC. With UPVC double glazed window to the rear, tiling to splashback areas and radiator.

Loft Room
13'8" x 10'7" (4.18m x 3.25m)
A useful space with roof window, carpet flooring and storage in the eaves.

Externally
To the front is a gravelled driveway providing off street parking. To the rear is a generous garden, mainly laid to lawn with block paved patio area for seating, gravelled border and pedestrian gate for access to the ten foot beyond.

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

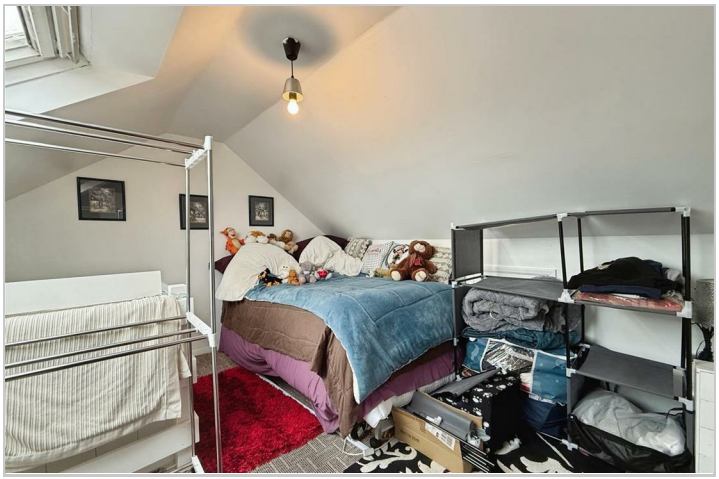
ADDITIONAL INFORMATION

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.









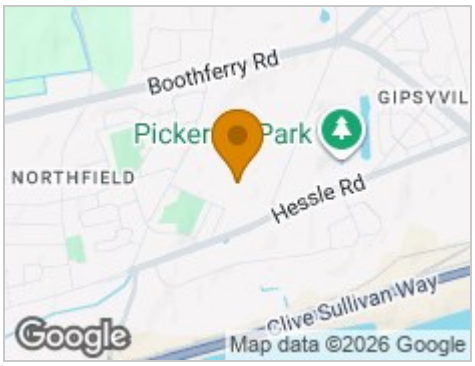
Road Map



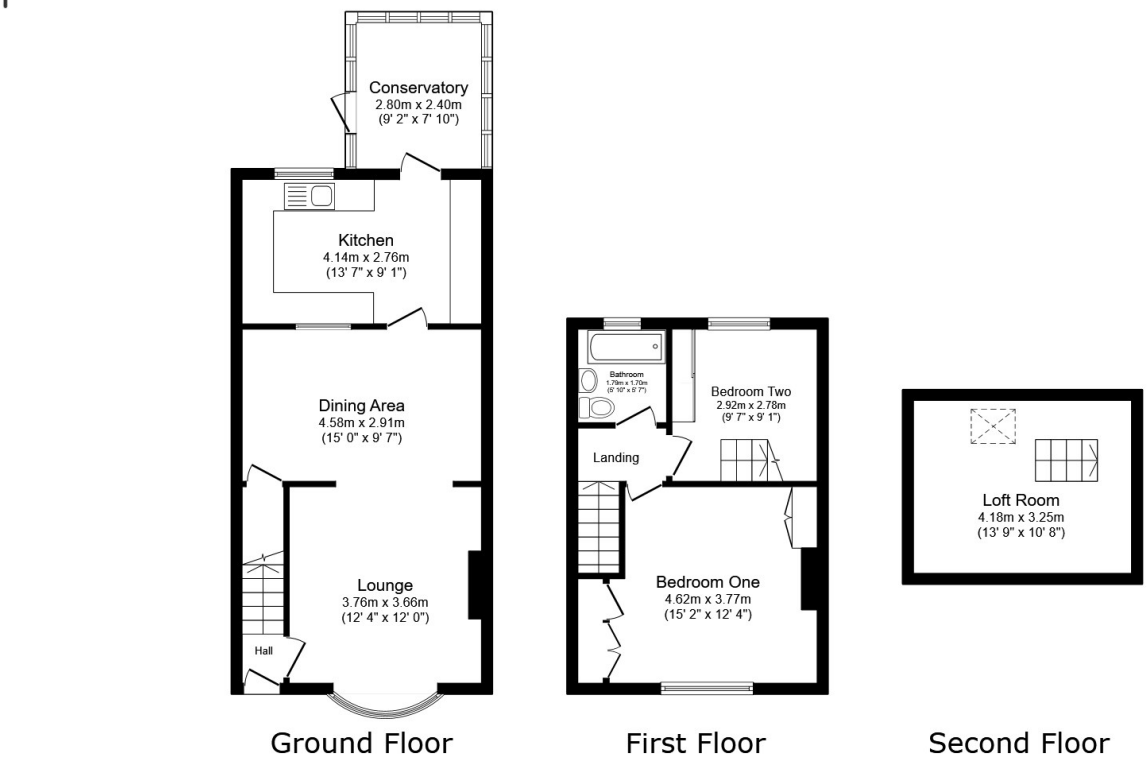
Hybrid Map



Terrain Map



Floor Plan



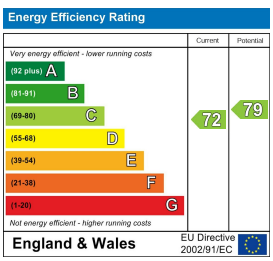
Total floor area: 97.0 sq.m. (1,044 sq.ft.)

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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