



214 Roslyn Road, Hull, HU3 6XH

£159,950

Brought to the market with NO CHAIN involved! This three bedroom end of terrace property is situated on a large plot and would suit the growing family! Recently refurbished and well presented throughout! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance porch, lounge, downstairs w/c and kitchen to the ground floor. The first floor comprises; landing, three bedrooms and a bathroom. To the rear is a large fully enclosed garden with lawn and brick built storage shed.

Brought to the market with NO CHAIN involved! This three bedroom end of terrace property is situated on a large plot and would suit the growing family! Recently refurbished and well presented throughout! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance porch, lounge, downstairs w/c and kitchen to the ground floor. The first floor comprises; landing, three bedrooms and a bathroom. To the rear is a large fully enclosed garden with lawn and brick built storage shed.

#### Ground floor

##### Entrance porch

With entrance door, window to the front and laminate flooring.

##### Lounge

With window to the front, laminate flooring and radiator.

##### Downstairs w/c

With tiled flooring, radiator, vanity hand wash basin and low flush w/c.

##### Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface & splash backs, wall mounted boiler, electric oven, halogen hob, extractor hood, integrated fridge freezer, stainless steel sink unit with chrome mixer tap over, washing machine & dryer included and door to rear.

#### First floor

##### Landing

With carpet flooring, radiator and doors to:

##### Bedroom one

With windows to the front, carpet flooring and radiator.

##### Bedroom two

With window to the rear, carpet flooring and radiator.

##### Bedroom three

With window to the rear, carpet flooring and radiator.

##### Bathroom

With tiled flooring, heated towel rail, tiled floors, low flush wc, pedestal hand wash basin and P shaped bath with drench shower over.

##### Exterior

To the rear is a large fully enclosed garden with lawn and brick built storage shed.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

#### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

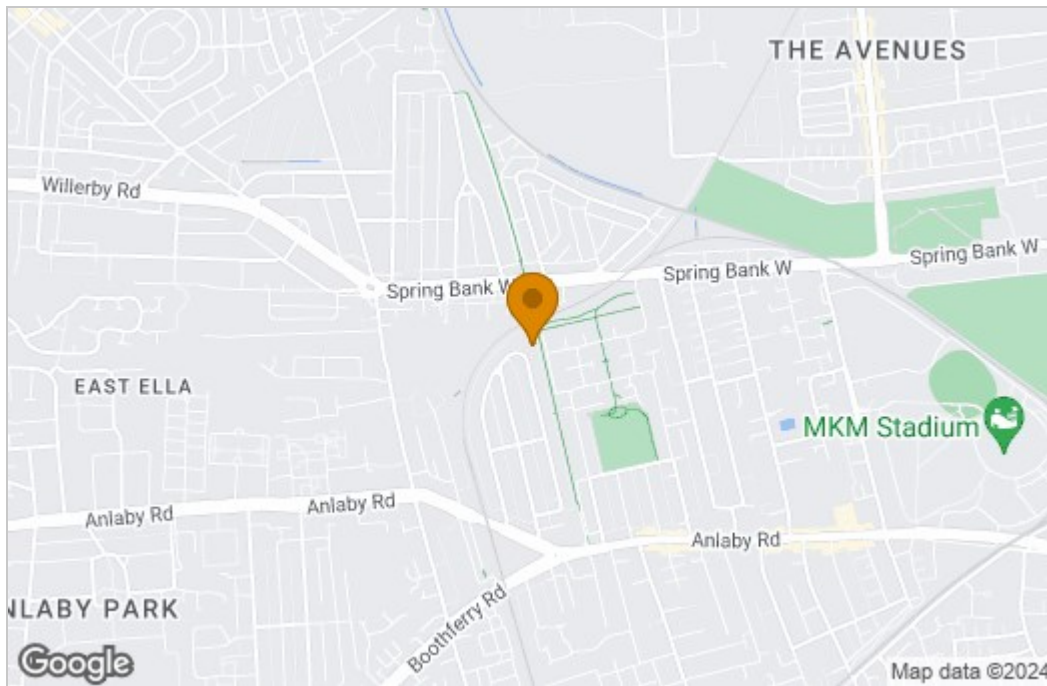
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

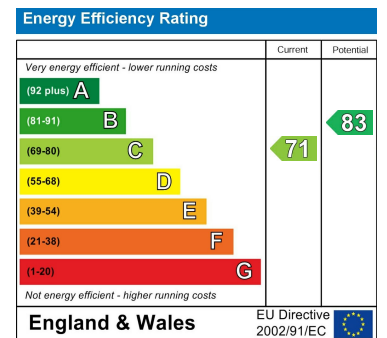
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

## Area Map



## 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.