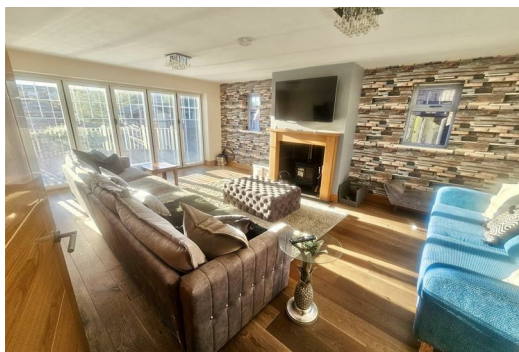




SYMONDS + GREENHAM

Estate and Letting Agents



22a Roslyn Crescent, Hull, HU12 8HR

Guide price £475,000

GUIDE PRICE £475,000 TO £500,000 - NO CHAIN - FIVE SPACIOUS DOUBLE BEDROOMS AND FOUR BATHROOMS IDEAL FOR FAMILY LIVING - THREE LUXURIOUS RECEPTION ROOMS AND HIGH-END FINISHES THROUGHOUT - LARGE REAR GARDEN WITH BAR, SUMMERHOUSE, AND HOT TUB AREA

Nestled in the charming market town of Hedon, Roslyn Crescent presents an exceptional opportunity to acquire a stunning executive-style detached house. This individually designed residence boasts five spacious double bedrooms, making it ideal for families or those seeking ample living space.

Upon entering, you will be greeted by three elegantly appointed reception rooms, each offering a unique atmosphere for relaxation and entertainment. The property has been meticulously finished to the highest standards, ensuring a luxurious living experience throughout.

With four well-appointed bathrooms, convenience and comfort are paramount, catering to the needs of a busy household. The large rear garden is a true highlight, featuring a delightful bar, a summerhouse, and a dedicated hot tub area, perfect for hosting gatherings or enjoying tranquil evenings outdoors.

Situated close to local shops and benefiting from excellent transport links to the vibrant city of Hull, this home combines the best of both worlds: a peaceful residential setting with easy access to urban amenities.

This remarkable property is not just a house; it is a lifestyle choice, offering a blend of elegance, comfort, and modern living. Do not miss the chance to make this exquisite home your own.

HALLWAY

With double glazed front entrance door and side panel windows

STUDY

10'9 x 6'8 max (3.28m x 2.07m max)

RECEPTION ROOM

12'11 x 11'9 max (3.94m x 3.58m max)

With bay window

LOUNGE

20'10 x 15'2 max (6.35m x 4.62m max)

Featuring a log burner and double glazed bi-folding doors to rear garden

DOWNSTAIRS W/C

With low level w/c and hung hand basin

KITCHEN

18'2 x 18'0 max (5.54m x 5.49m max)

With a range of base and wall units with complementary work surfaces incorporating a sink and drainer unit, breakfast bar, integrated twin oven and microwave, five ring gas hob with cooker hood over, space for fridge/freezer with water supply, integrated dishwasher and winecooler, tiled flooring and double glazed French doors to rear garden

UTILITY ROOM

10'8 x 6'7 max (3.25m x 2.01m max)

With a range of base and wall units with work surfaces incorporating a stainless steel sink and drainer unit, plumbing for washing machine, central heating boiler, radiator, space for dryer, storage cupboards, tiled flooring and double glazed window and door leading to the side access

FIRST FLOOR

MASTER BEDROOM

12'5 x 12'1 max (3.78m x 3.68m max)

With ensuite

ENSUITE

Featuring a vanity wash hand basin, extractor fan, low level w/c, ladder style radiator and double shower cubicle with mains shower

DRESSING ROOM

With a range of fitted wardrobes

BEDROOM TWO

12'8 x 12'6 max (3.86m x 3.81m max)

With fitted wardrobes

BEDROOM THREE

12'8 x 10'8 max (3.86m x 3.25m max)

With ensuite

ENSUITE

Featuring a vanity wash hand basin, low level w/c, double shower cubicle

BEDROOM FOUR

11'9 x 10'11 max (3.58m x 3.33m max)

With fitted wardrobes

BATHROOM

9'8 x 8'4 max (2.95m x 2.54m max)

Featuring a ladder style radiator, his and hers vanity wash hand basin, panelled bath, tiled to splash-back areas and one shower cubicle

SECOND FLOOR

BEDROOM FIVE

17'9 x 15'4 max (5.41m x 4.67m max)

With two back of fitted wardrobes and velux window

BATHROOM

Featuring a ladder style radiator, free standing roll top bath and shower attachment, double shower cubicle with mains shower, vanity wash hand basin, extractor fan, low level w/c and part tiled walls

OUTSIDE

To the front of the property, a gravelled driveway offers ample parking for multiple vehicles, complemented by a block-paved forecourt and a pathway leading to the covered storm canopy entrance. On one side, a double gate opens to a generous side area, while the opposite side features a gated pathway providing pedestrian access to the rear garden. The property also benefits from a detached brick built double garage having an electric door to the front and a composite double-glazed door to the side, with power and lighting.

At the rear, you'll find an impressive enclosed garden, primarily laid to lawn. A raised timber sun deck provides the perfect spot for alfresco dining in the warmer months, accompanied by an adjacent paved patio terrace with steps that lead down to the lawn. The outdoor space is further enhanced with a timber built bar and summerhouse with overhead shelter for a hot tub.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "F"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

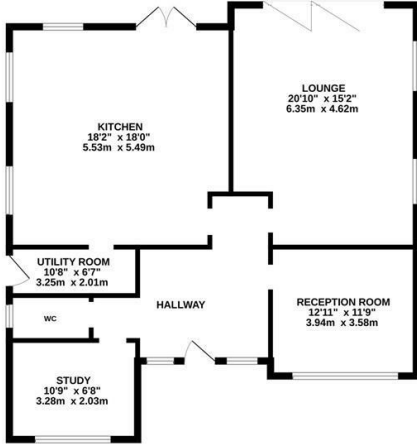
TENURE

Symonds + Greenham have been informed that this property is Freehold

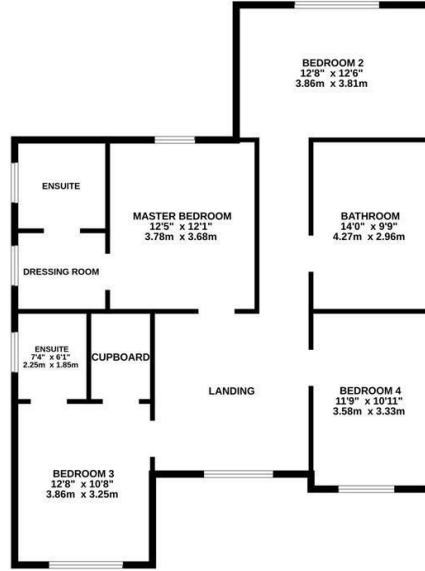
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

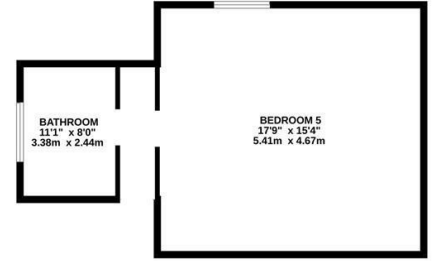
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80 85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

