



SYMONDS + GREENHAM

Estate and Letting Agents



25 Roslyn Road, Hull, Yorkshire HU3 6XQ

£125,000

BEAUTIFUL TWO BED TERRACED - MODERN AND STYLISH THROUGHOUT - MOVE IN READY - GARAGE AND OFF STREET PARKING - CLOSE TO LOCAL AMENITIES - PERFECT FOR FIRST TIME BUYERS

Symonds and Greenham are delighted to bring to the market this outstanding two bedroom home, located on Roslyn Road, just off Anlaby Road. The property is ideally positioned close to a wide range of local amenities including supermarkets, cafés, bars, restaurants and excellent transport links.

Inside, the home offers beautifully presented and contemporary accommodation throughout. The highlight is the modern open plan kitchen and living area, designed to create a bright, spacious and sociable environment — perfect for modern living. There's also a stylish, high quality bathroom completing the impressive interior.

Both bedrooms are light and generously sized, providing comfortable and versatile spaces. Outside, there is a large, low maintenance rear garden — ideal for relaxing or entertaining — which also includes a garage providing excellent storage or secure parking. To the front, there is a driveway offering convenient off street parking.

This beautiful home is modern, stylish, and move in ready — a perfect choice for anyone seeking quality and comfort in a fantastic location.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.

TENURE

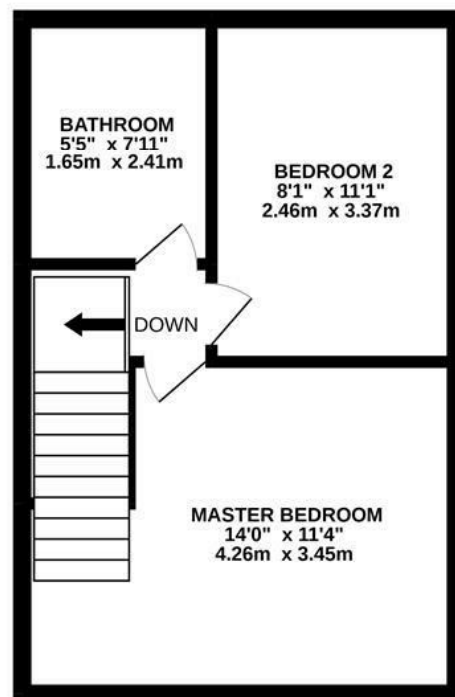
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.

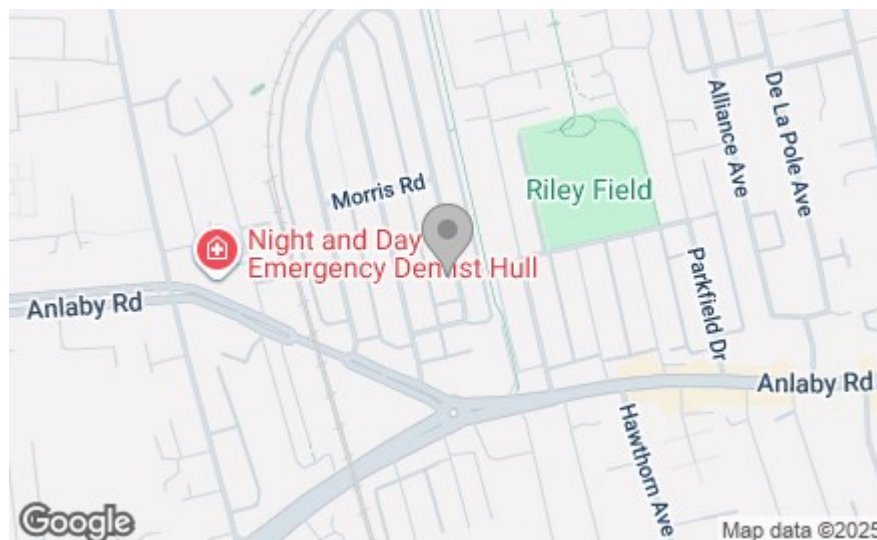


1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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.
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	