



8 Roslyn Crescent, Hull, HU12 8HR £210,000

Nestled in the charming market town of Hedon, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and practicality, making it an ideal choice for families or first-time buyers. The property has been thoughtfully extended by the current owners, providing ample living space and a welcoming atmosphere.

As you approach the house, you will appreciate the generous off-street parking available at the front, complemented by a side drive that leads to a brick-built garage. This feature is particularly advantageous for those with multiple vehicles or who require additional storage.

Upon entering, you are greeted by a stylish lounge that sets the tone for the rest of the home. The ground floor boasts an open-plan living, kitchen, and dining area, which is perfect for entertaining or family gatherings. The bi-fold doors seamlessly connect this space to the enclosed rear garden, which is mainly laid to lawn, providing a lovely outdoor retreat for relaxation and play. A convenient downstairs WC completes the ground floor layout.

Venturing to the first floor, you will find two spacious double bedrooms and a single third bedroom, all designed to offer comfort and tranquillity. The family bathroom is a standout feature, showcasing a luxurious four-piece suite that includes a low-level WC, a stylish vanity hand basin, a panelled bath, and a walk-in shower.

Living in Hedon means you will have easy access to well-regarded schools, supermarkets, quaint cafes, and friendly public houses. Additionally, frequent bus routes to Hull city centre ensure that commuting is a breeze. This property not only provides a beautiful home but also a practical lifestyle in a vibrant community. Don't miss the opportunity to make this wonderful house your new home.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

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

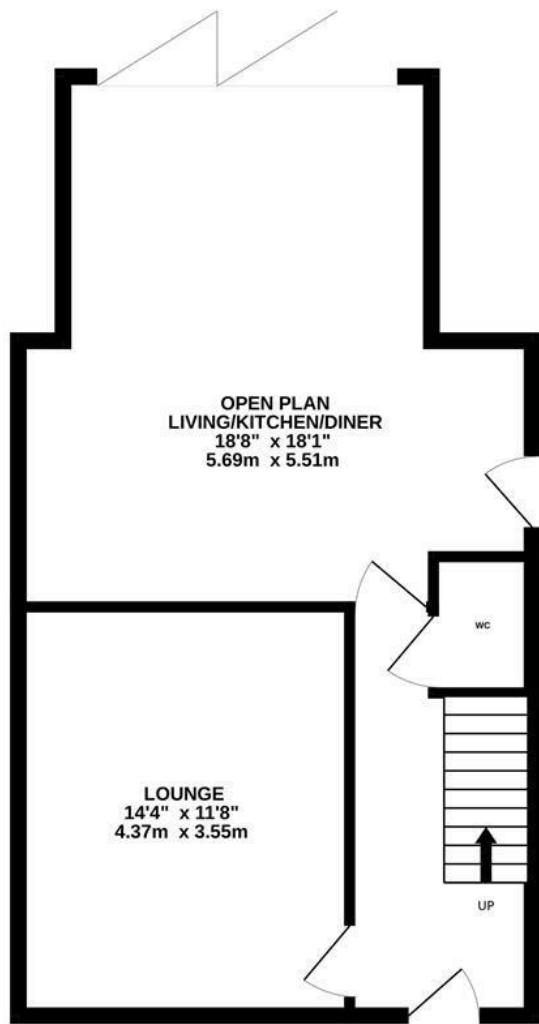
DISCLAIMER

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.

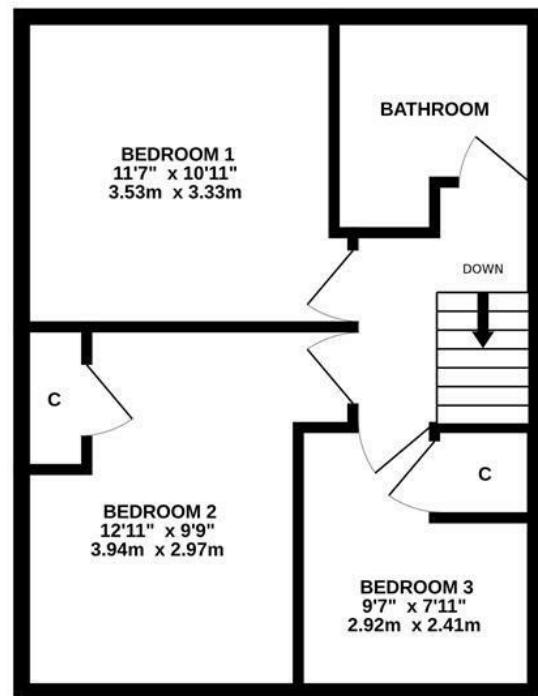
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (59-68) 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (59-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

