

# Whitakers

Estate Agents



## 23 Roslyn Crescent, Hedon, HU12 8HR

**£180,000**

**\*\*ATTENTION INVESTORS \*\* FOR SALE WITH TENANT IN SITU\*\* RENTAL INCOME \*\***

The property is being sold with the existing tenant in place. The lease is periodic and the annual rental income is £9000,00 per annum.

This SEMI DETACHED HOUSE enjoys a popular Cul De Sac setting close to all the amenities of the historic market town of HEDON. The property boasts well laid out accommodation to include: Entrance hall, through LOUNGE to DINING area and KITCHEN. To the first floor is the family BATHROOM and THREE well proportioned BEDROOMS. Outside there is an easy to maintain rear GARDEN with artificial grass and timber fencing to boundaries. There is a block paved DRIVEWAY providing ample OFF ROAD PARKING and access to the GARAGE. Hedon town centre for local shops, library, pubs, restaurants and takeaways, doctors and dentist surgeries, and the popular Wednesday Market. Close to both Hedon Primary and Inmans Primary Schools, and Holderness Academy secondary school. Good transport links to Hull and other villages. Vendor will provide details regarding the tenant and rental income, please contact our office for further information.

## Accommodation Comprising

### Entrance & Hallway

Double glazed front entrance door opening to hallway with stairs to first floor and doors to ...

### Through Lounge Dining Area



A generously proportioned through lounge to dining area with York stone fireplace and gas fire. Radiator and two double glazed windows to front and rear.

### Kitchen



A range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Space for slot in cooker and fridge freezer, plumbed for automatic washing machine and stainless steel sink with mixer tap.

## Bedroom One



A double bedroom with built in storage cupboard and space for bedroom furniture. Double glazed window and radiator.

## Bedroom Two



A double bedroom with fitted wardrobes. Double glazed window and radiator.

## Bedroom Three

A single bedroom with double glazed window and radiator.

## Bathroom



Panelled bath with overhead shower, low level W.C. and pedestal wash basin. Double glazed window, radiator and vinyl flooring

## Gardens



There is an easy to maintain rear garden with artificial lawn and timber fencing to boundaries.

### Garage & Parking

A block paved driveway provides ample off road parking and access to the garage with metal up and over door.

### EPC Rating

EPC Rating D valid to October 2026

### Tenure

Tenure is Freehold

### Council Tax

East Riding of Yorkshire Council Tax Band B

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - O2, Vodafone & Three all Good EE okay

Broadband - Basic 7 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

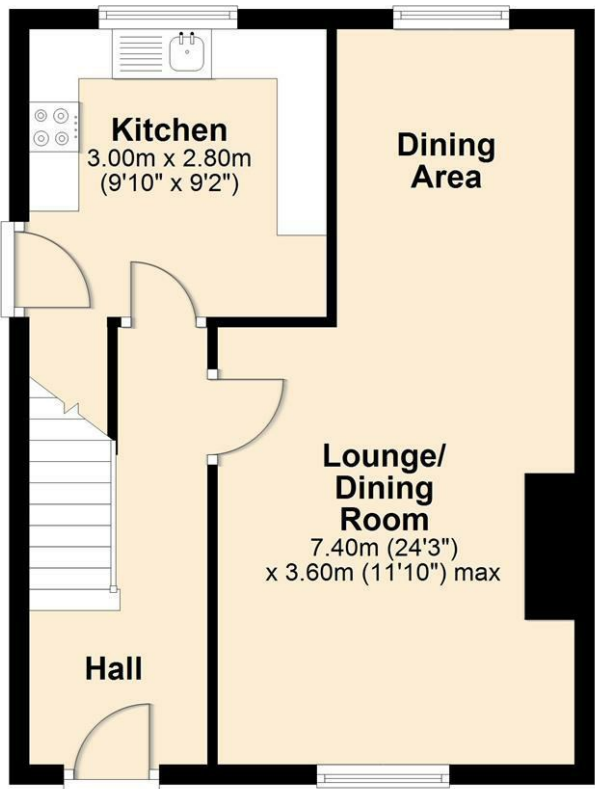
Coalfield or Mining Area - No

### Whitakers Estate Agent Declaration.

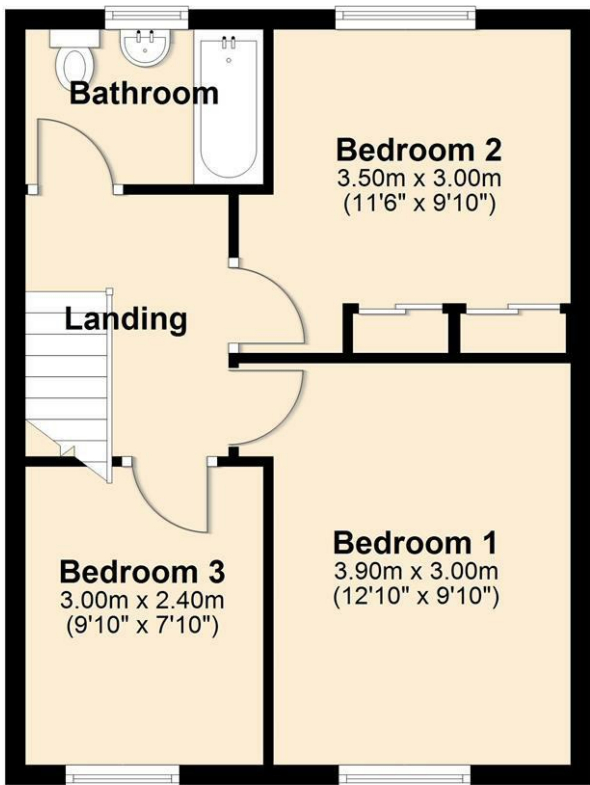
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Floor Plan

Ground Floor



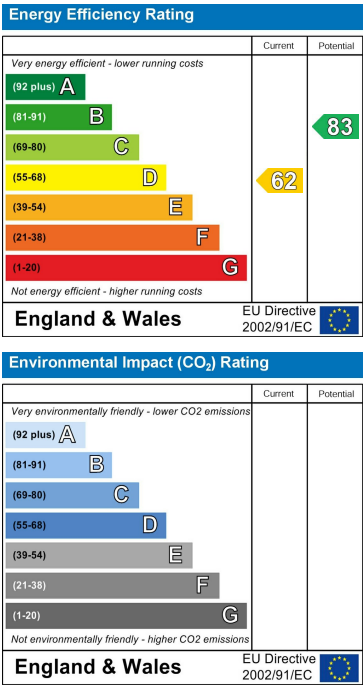
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.