



Rolston Close, Hull, HU9

Asking Price £110,000









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SELLING WITH NO CHAIN! This semi-detached property has lots of potential and is a perfect investment opportunity or first home. Upon entering, you are greeted by a welcoming entrance hall that leads to a kitchen, ideal for cooking family meals and entertaining guests. The ground floor also features a cosy lounge and a conservatory, creating ample living space for relaxation and gatherings.

Moving to the first floor, you'll find two well-proportioned bedrooms, offering plenty of room for family or guests, alongside a bathroom that awaits your renovation ideas. The property boasts a rear garden, providing a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. The property offers a driveway with a garage to the front aspect. This semi-detached home presents an exciting refurbishment project in a tranquil setting, perfect for those looking to create their dream living space.

This property is situated in a small cul-de-sac off Preston Road, within walking distance of local amenities, shops, including an Aldi and Heron Foods. Well regarded schools such as St Richards Academy and Aspire Academy are also a short distance away. The area also offers excellent bus routes to and from the Hull City Centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi Detached
- 2 Bedrooms
- 2 Reception Rooms
- NO CHAIN
- Driveway/Garage

DETAILS

Entrance Hall

With laminate flooring, radiator, door leading to front aspect, door leading to kitchen, door leading to lounge and stairs leading to first floor.

Lounge

laminate flooring, radiator, door leading to under stairs storage and sliding doors leading to conservatory.

Conservatory

With laminate flooring, double glazed windows and patio doors leading to rear garden.

Kitchen

With tiled flooring, laminate work surfaces, cabinets, sink/drainage, radiator, space for appliances, fan extractor and double glazed windows.

Bedroom 1

With carpet flooring, radiator, double glazed windows and fitted wardrobes.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bathroom

With laminate flooring, radiator, pedestal hand wash basin, WC, bath tub with shower attachment and double glazed windows.

Rear Garden

Lawn, fence boundary, door leading to garage, access to the

front aspect and patio doors leading to conservatory.

Parking

Offers a driveway to the front aspect and garage.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

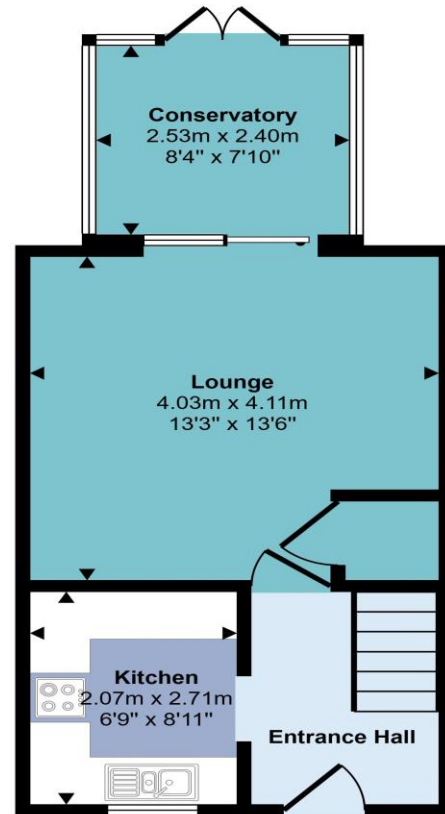
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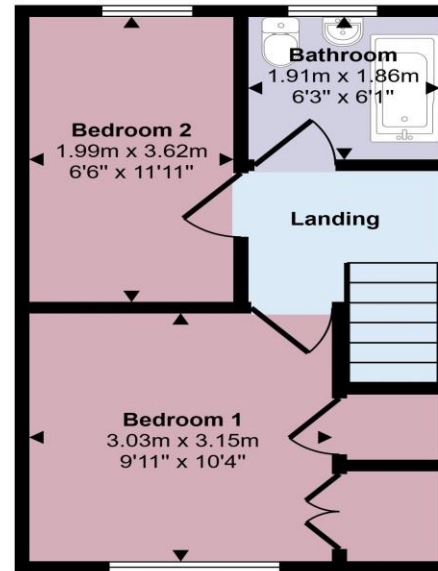
Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

Approx Gross Internal Area
63 sq m / 683 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.