



Rolston Close, Hull, HU9

Guide Price £110,000 - £115,000









Rolston Close, Hull, HU9

Presenting a end-terraced residence, now available for purchase with the distinct advantage of no onward chain. The ground floor features an entrance hall, a well-appointed kitchen, and a comfortable lounge. Ascending to the upper level, one discovers two generously sized double bedrooms and a stylish bathroom. The exterior boasts a rear garden and a spacious driveway, accommodating multiple vehicles with ease.

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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- END-TERRACED
- 2 BEDROOMS
- NO CHAIN
- LARGE DRIVEWAY
- CLOSE TO AMENITIES
- FREEHOLD

DETAILS

Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor, open arch leading to the kitchen and door leading to the lounge.

Kitchen

With laminate flooring, laminate work surfaces, sink/drainage, double glazed window, hob, oven, extractor fan and space for appliances.

Lounge

With laminate flooring, radiator, storage cupboard and sliding doors leading to the rear garden.

Bedroom 1

With carpet flooring, double glazed window and radiator.

Bedroom 2

With laminate flooring, radiator and double glazed window.

Bathroom

With walk-in shower, double glazed window, WC, wash hand pedestal basin and radiator.

Outside

The exterior boasts a rear garden and a spacious driveway, accommodating multiple vehicles with ease.

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.

Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on

01482 50 51 52 to book a valuation.

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.

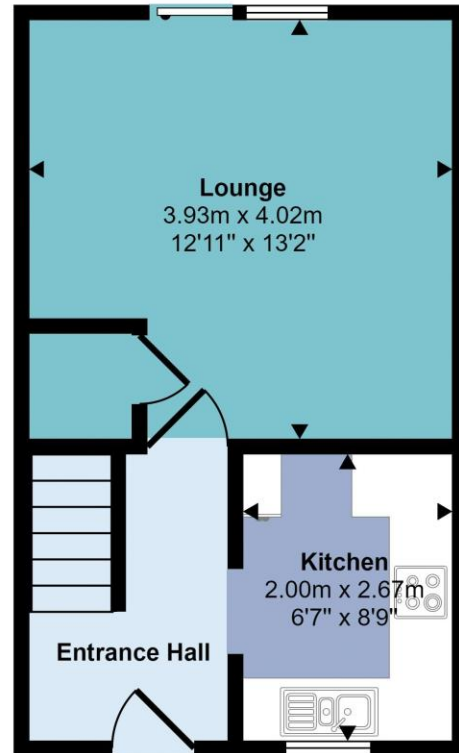
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

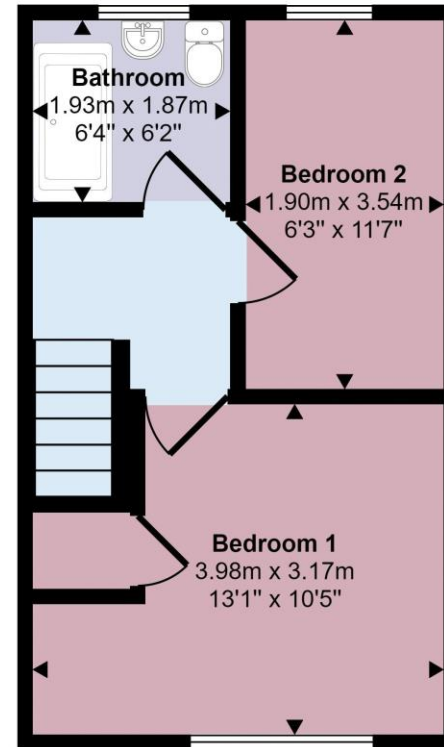
Disclaimer

Here at Wigwam Homes we try to ensure that all information in the advertisements are correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.

Approx Gross Internal Area
55 sq m / 592 sq ft



Ground Floor
Approx 27 sq m / 296 sq ft



First Floor
Approx 28 sq m / 297 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.