

Roslyn Road, Hull HU3 6XQ



welcome to

Roslyn Road, Hull

Situated in this convenient location, this property is close by to Hull Royal Infirmary and other local amenities.













Entrance Hall

Double glazed entrance door to the front and a radiator.

Lounge/Diner

26' 4" x 10' 4" (8.03m x 3.15m) Double glazed bay window to the front, feature fireplace with gas fire, radiator and understairs cupboard.

Kitchen

12' 11" x 8' 9" (3.94m x 2.67m) Fitted kitchen with a range of wall and base units, work surfaces, sink, space for appliances, radiator and double glazed window to the rear.

Landing

Access to the loft.

Bedroom 1

12' 11" x 9' 9" plus recess ($3.94m \times 2.97m$ plus recess) Double glazed window to the front, built in wardrobe, built in storage and a radiator.

Bedroom 2

10' 2" x 6' to front of wardrobes ($3.10m \times 1.83m$ to front of wardrobes) Double glazed window to the rear, fitted wardrobes, boiler and a radiator.

Bathroom

Bathroom with bath and shower, low level W/C, pedestal wash hand basin, radiator and double glazed window to the rear.

Front Garden Rear Garden

Lawned rear garden with pathway, access to the tenfoot and fence surround.





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Roslyn Road, Hull

- 2 Bedroom Mid-Terraced Property
- Local Amenities
- Excellent Transport Links To Hull City Centre
- Close To Hull Royal Infirmary
- Sought After Location

Tenure: Freehold EPC Rating: C

offers in excess of

£110,000





view this property online williamhbrown.co.uk/Property/NEA119659



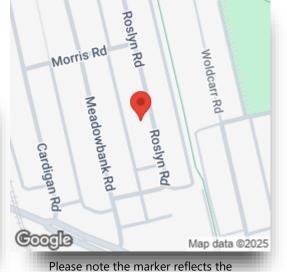
Property Ref: NEA119659 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.





postcode not the actual property

william h brown



01482 447748



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