



**Rolston Close, Hull, HU9 5AF**



## **Welcome to**

### **Rolston Close, Hull**

Well-maintained and modern semi-detached family home boasting stylish kitchen and bathroom, two bedrooms, private rear garden and driveway in a desirable location.





**Ground Floor**



**First Floor**

### **Lounge**

13' 7" max x 13' 4" max ( 4.14m max x 4.06m max )

### **Kitchen**

9' max x 6' 8" max ( 2.74m max x 2.03m max )

### **Conservatory**

11' 4" max x 7' 8" max ( 3.45m max x 2.34m max )

### **Landing**

### **Bedroom 1**

11' 2" max x 9' 7" max ( 3.40m max x 2.92m max )

### **Bedroom 2**

11' 1" max x 6' 8" max ( 3.38m max x 2.03m max )

### **Bathroom**

6' 2" max x 6' 2" max ( 1.88m max x 1.88m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Rolston Close, Hull

- GUIDE PRICE £130,000 - £140,000
- SEMI-DETACHED TWO BEDROOM FAMILY HOME
- DRIVEWAY AND PRIVATE REAR GARDEN
- GOOD LOCATION
- CONSERVATORY

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£130,000 - £140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDR122856 - 0002

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