

Whitakers

Estate Agents



69 Roslyn Road, Hull, HU3 6XQ

£120,000

Whitakers Estate Agents are pleased to introduce this mid-terrace property which is established on a popular residential location off the well connected Anlaby Road, and is serviced by an abundance of local amenities.

Briefly comprising - to the ground level - entrance lobby, spacious lounge and fitted kitchen with rear lobby off. The first floor boasts two double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden which provides off-street parking.

The enclosed rear garden is also low maintenance in design being partly gravelled with a patio and wooden decking seating area. The residence also benefits from having a large wooden entertainment room, outside tap and external cloakroom furnished with a two-piece suite comprising pedestal sink with dual taps and low flush W.C.

Taken together, the property is ideal for the first time buyer wanting to make their initial step onto the property ladder, or the investor wanting to increase their rental portfolio.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Front External



Externally to the front aspect there is a block paved garden which provides off-street parking.

Entrance Lobby

UPVC double glazed entrance door, central heating radiator and cushion effect laminate flooring. Leading to:

Lounge 14'4" x 11'0" (4.39 x 3.36)



UPVC double glazed bay window, central heating radiator and laminate flooring.

Kitchen 10'2" x 13'9" (3.10 x 4.21)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbing for a washing machine and dryer.

Rear Lobby

UPVC double glazed door, cushion effect laminate flooring and fitted with a contemporary worktop.

Landing

With access to the loft hatch and carpeted flooring.

Bedroom One 14'7 x 13'10 (4.45m x 4.22m)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Two 10'11 x 8' (3.33m x 2.44m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising P shaped panelled bath with mixer tap and electric shower, pedestal sink with mixer tap and low flush W.C.

Rear Garden



The enclosed rear garden is low maintenance in

design being partly gravelled with a patio and wooden decking seating area. The residence also benefits from having a large wooden entertainment room and external cloakroom furnished with a two-piece suite comprising pedestal sink with dual taps and low flush W.C.

Tenure

The property is held under Freehold tenureship

Council Tax band

Hull City Council- Council Tax band - A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

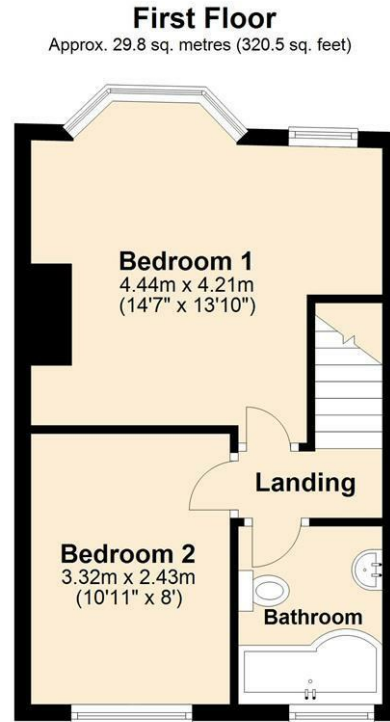
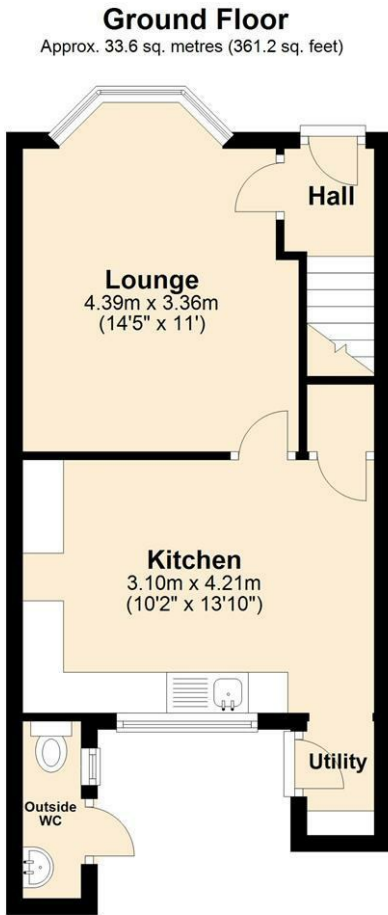
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

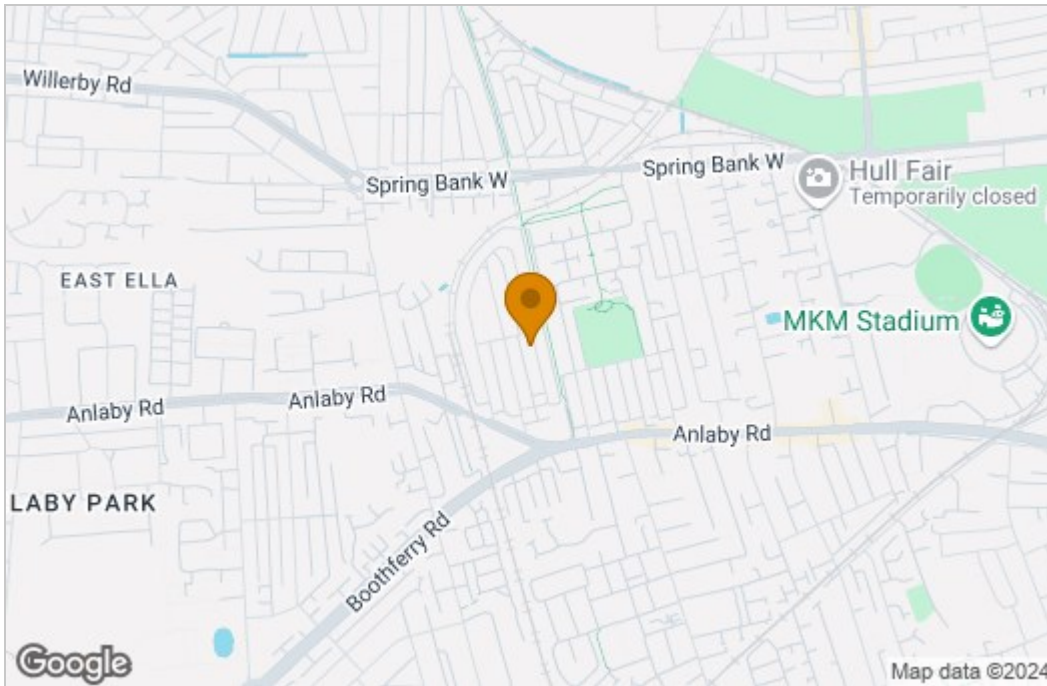
Floor Plan



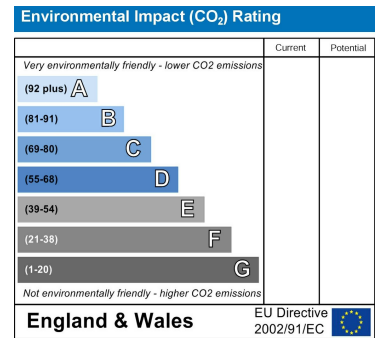
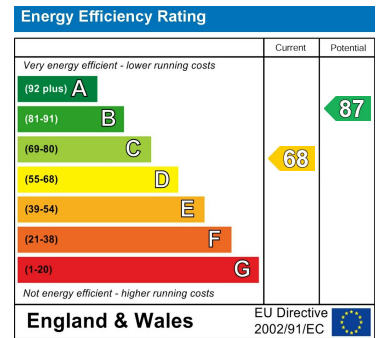
Total area: approx. 63.3 sq. metres (681.7 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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