



18 Rookley Close, Hull, HU8 9QX

Price £99,000



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Ideal Home for First-Time Buyers

This two-bedroom, mid-terraced home in Rookley Close, Hull, HU8, is a perfect opportunity for those looking to step onto the property ladder. With no chain involved, this house is ready for a quick and easy move. Located in a quiet cul-de-sac within a popular residential area, this property is ideal for buyers seeking both comfort and convenience.

Modern Features for Comfortable Living

One of the standout features of this home is the recent updates, including a new boiler and UPVC double-glazed windows installed in 2021, ensuring warmth and energy efficiency throughout the seasons. These modern updates mean the property is well-maintained and ready for you to move in without the hassle of immediate renovations.

Spacious and Functional Layout

The ground floor welcomes you with an entrance hallway leading to a bright and spacious lounge. This room offers a cosy environment to relax, entertain guests, or enjoy family time. Beyond the lounge, you'll find the kitchen/diner, which provides ample space for cooking, dining, and entertaining. It's the perfect setup for hosting meals or enjoying a casual breakfast at home.

Generous Sleeping Space

Upstairs, the property features two generous double bedrooms, providing plenty of space for family members or guests. Whether you need a master bedroom and a guest room or prefer to turn one into a home office, the possibilities are endless. The family bathroom is also located on this floor, offering all the essentials for daily routines.

Enclosed Garden with Unique Features

Step outside into the fully enclosed rear garden, which is a true asset to this property. It's the perfect outdoor space for those with pets or children. The garden is laid to lawn, creating a blank canvas for gardening enthusiasts or those who enjoy outdoor relaxation. There's also a custom-made dog kennel and two storage sheds, adding practicality and versatility to the space. For those who value outdoor living, this garden provides the privacy and room to enjoy it.

Attractive Curb Appeal

The front of the property features a charming gravelled garden with a pathway leading to the entrance. This low-maintenance yet appealing front garden enhances the property's curb appeal, making a great first impression for visitors.

Popular Residential Location

Rookley Close is located within a sought-after area of Hull, close to local amenities, schools, and transport links. This home offers the perfect balance between quiet suburban living and easy access to the city. The cul-de-sac setting also provides a sense of community and safety, making it ideal for families and first-time buyers alike.

Ready for Immediate Move-In

This house comes to the market with no chain, so the process of purchasing and moving in is as straightforward as possible. All the essential updates, including the boiler and windows, have been completed, giving you peace of mind. There's nothing left to do but move in and make it your own.

Ideal for First-Time Buyers

If you're a first-time buyer looking for a well-maintained, move-in ready home in a desirable location, this property ticks all the boxes. The combination of modern features, practical living spaces, and a prime location makes this a fantastic opportunity.

Don't miss out—arrange your viewing today to see everything this charming property has to offer!

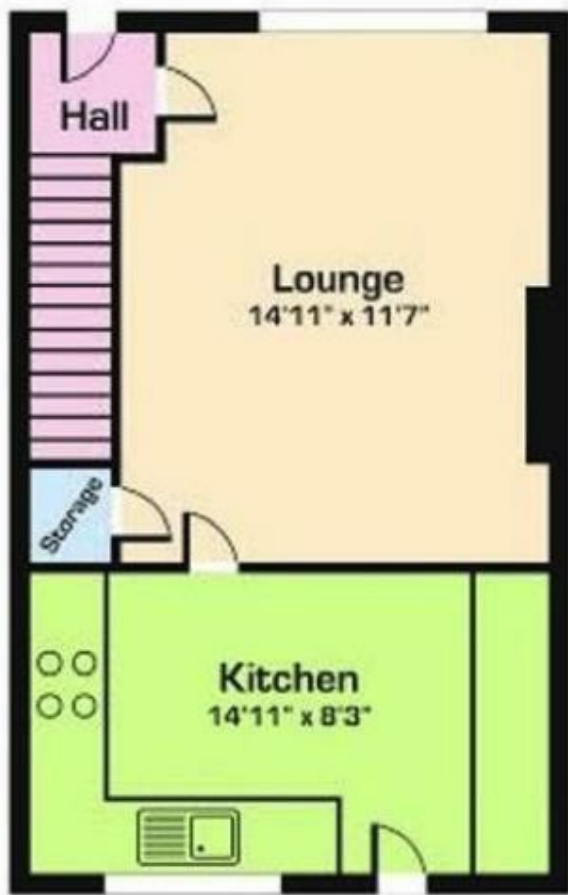
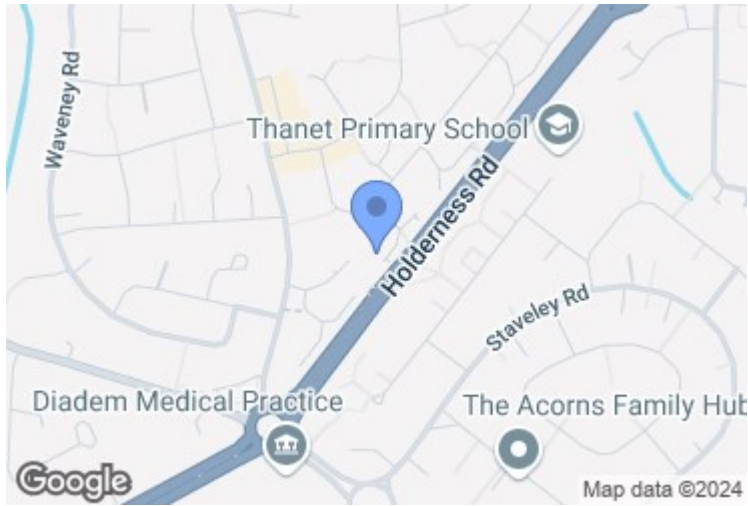
Tenure

We have been advised that this property is FREEHOLD.

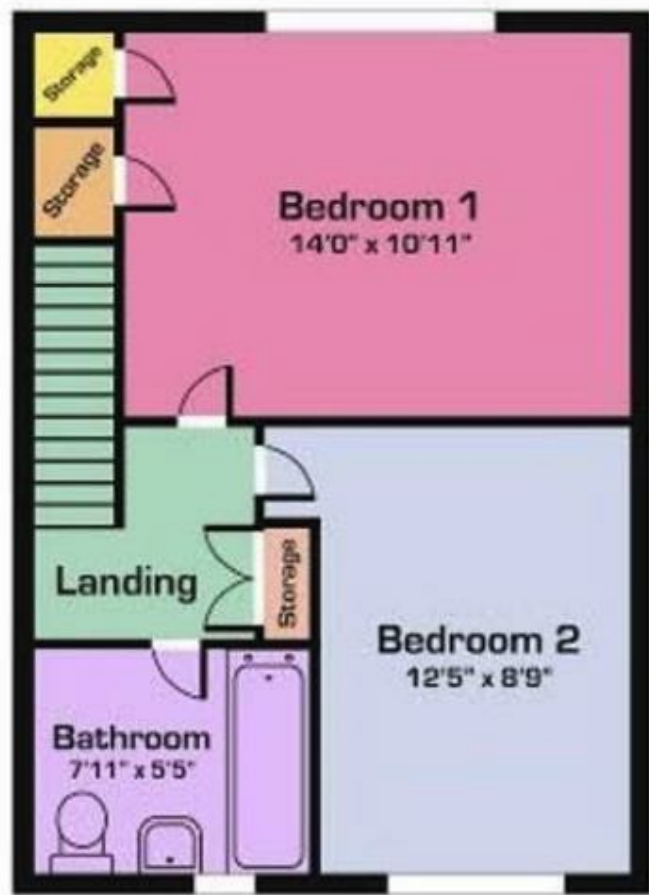
Council Tax

Band A.





GF



1F

Energy Efficiency Rating	
Current	Potential
83	64

Environmental Impact (CO ₂) Rating	
Current	Potential
A	G

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