

Whitakers

Estate Agents



194 Roslyn Road, Hull, HU3 6XH

£117,500

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property which is conveniently placed for a first time buyer or young family wanting to take advantage of the array of amenities and transport links hosted around Kennings Roundabout.

The accommodation briefly comprises spacious lounge, and fitted kitchen / dining extension with adjoining rear lobby that combines a cloakroom and shower cubicle. A fixed staircase rises to the first floor which boasts a fitted master bedroom, good second bedroom, and bathroom furnished with a two-piece suite.

Externally there is a gravelled forecourt with the kerb lowered to accommodate off-street parking. The enclosed rear garden is also low maintenance in design, being gravelled, and complimented with a wooden decking seating area.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Lounge 12'9" x 14'3" (3.90 x 4.35)



Wooden glazed door and windows, central heating radiator, electric fireplace with decorative surround, under stairs storage cupboard, and laminate flooring.

Kitchen / dining room



Dining area 6'8" x 11'7" (2.04 x 3.55)



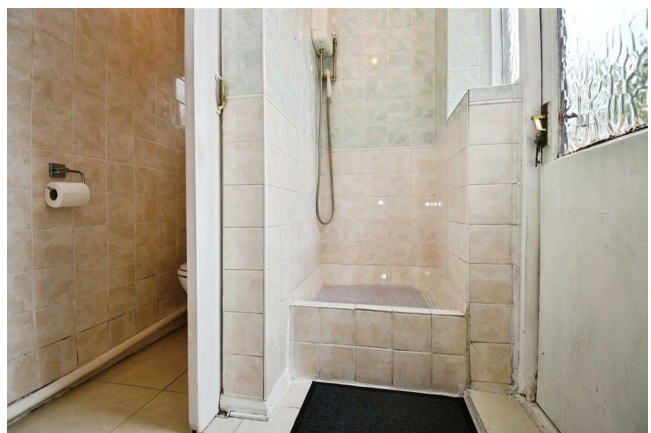
Central heating radiator, two built-in storage cupboards, and laminate flooring.

Kitchen area 7'0" x 13'10" (2.14 x 4.23)



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiled above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Rear lobby



Wooden single glazed door and side window, and fully tiled. Furnished with a wall-mounted electric shower.

W.C.

Wooden glazed window, and fully tiled. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'7" x 14'1" (3.54 x 4.30)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 7'0" x 8'10" (2.15 x 2.70)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a two-piece suite comprising panelled bath with mixer tap and shower, and pedestal sink with dual taps.

Rear external



The enclosed rear garden is also low maintenance in design, being gravelled, and complimented with a wooden decking seating area.

Additional features

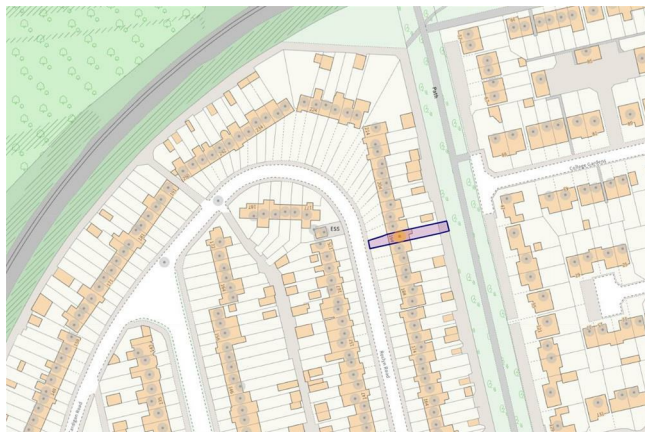
A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and the residence also benefits from having a wooden storage shed.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030150019408

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 19 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

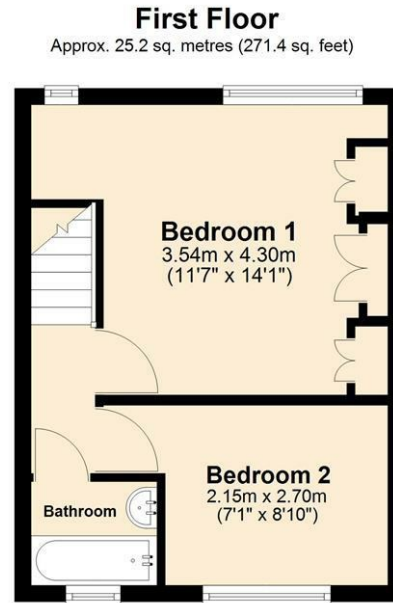
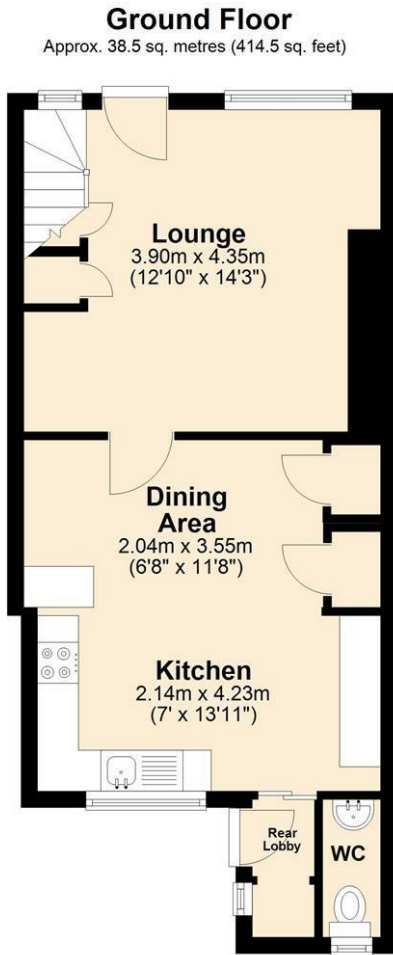
Free Market Appraisals / Valuations

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

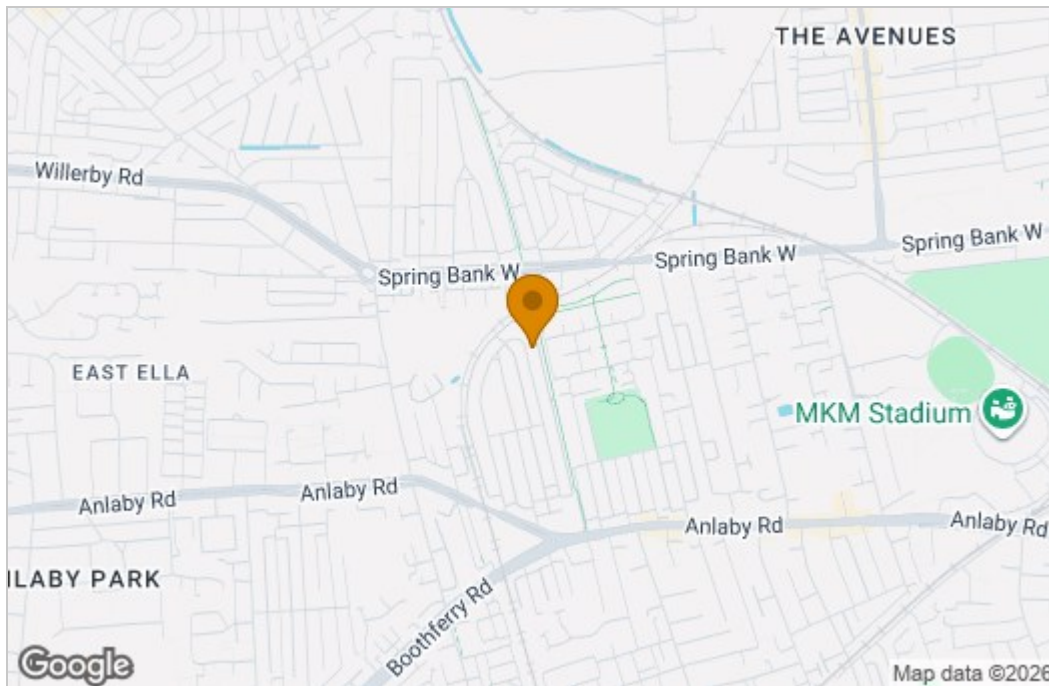
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

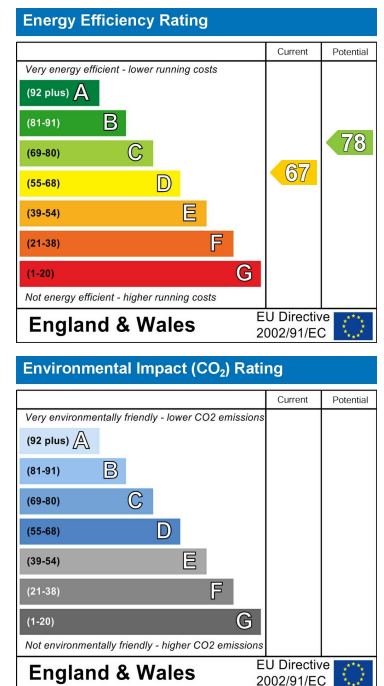


Total area: approx. 63.7 sq. metres (685.9 sq. feet)

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.