



Roslyn Avenue

Hull, HU5 3PP

- NO CHAIN
- Mid-Terraced Home
- Modern Bathroom
- Perfect for First Time Buyers
- Great Transport Links
- Two Bedrooms
- Popular Dukeries Location
- New Stylish Kitchen
- Close to Shops, Cafes & Amenities
- Viewing Recommended

Asking price £95,000





Situated on the ever-popular Dukeries, this well-presented two-bedroom terraced home is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let investment. With excellent bus links into Hull city centre and a fantastic range of nearby shops, restaurants, bars and everyday amenities, this home combines convenience with comfortable living.

Enter through the front door into a welcoming lounge, creating a comfortable space to relax and entertain. To the rear of the property is a stylish and sleek family bathroom, finished to a modern standard, alongside a new contemporary fitted kitchen offering ample worktop and storage space, perfect for everyday living.

Upstairs, the property offers two well-proportioned bedrooms, both enjoying plenty of natural light and offering flexible accommodation to suit a variety of needs.

To the front of the property is a low-maintenance paved garden, while the enclosed rear yard benefits from gated access to the rear ginnel, providing added convenience.

Offering modern and neutral interiors, a sought-after location and the added benefit of no onward chain, this is a fantastic home ready for its next owner to move straight in and enjoy.



Lounge

10'10" x 13'0"

A bright and inviting reception room offering a comfortable space to relax or entertain, with ample room for a range of furniture. With carpet flooring and a radiator.

Kitchen

10'2" x 8'6"

A stylish, modern fitted kitchen featuring contemporary wall and base units with complementary work surfaces, providing storage and preparation space for everyday cooking. With patterned vinyl flooring, a radiator and door leading to the rear yard.

Bathroom

5'3" x 9'5"

A sleek and well-appointed family bathroom, finished to a modern standard and comprising a bath with shower over, wash hand basin and WC. With patterned vinyl flooring and a radiator.

Bedroom 1

9'11" x 11'3"

A generous bedroom offering plenty of space for bedroom furniture and benefiting from an abundance of natural light and a charming original feature fireplace. With carpet flooring, a storage cupboard and a radiator.

Bedroom 2

8'1" x 9'11"

A well-proportioned second bedroom with carpet flooring and a radiator.

Rear Yard

The enclosed rear yard provides a private outdoor space and benefits from gated access to the rear ginnel, adding convenience for day-to-day living.

Front External

To the front of the property is a low-maintenance paved garden.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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 will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

