



Roslyn Road, Hull HU3 6XH

welcome to

Roslyn Road, Hull

Located on Roslyn Road, this property is located close to local amenities, has off street parking and is an ideal property for first time buyers



Lounge

14' 1" x 12' 4" (4.29m x 3.76m)

With a electric feature fireplace, a radiator and a double glazed window to the front.

Kitchen/ Dining Room

13' 10" x 13' 9" (4.22m x 4.19m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated gas hob, an integrated oven, a cooker hood, plumbing for a washing machine, a storage cupboard, a radiator and a double glazed window to the rear.

Ground Floor Bathroom

With a W/C, a wash hand basin and with a walk in shower separate in the back hall.

Bedroom 1

14' 1" x 11' 7" (4.29m x 3.53m)

With a fitted wardrobe, a radiator and a double glazed window to the front.

Bedroom 2

8' 10" x 7' (2.69m x 2.13m)

With a boiler unit, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a bath with mixer taps and a double glazed window to the rear.

Rear Garden

With a paved area, a gravel area and a wooden fence.



view this property online williamhbrown.co.uk/Property/NEA120369



welcome to

Roslyn Road, Hull

- Ideal first time buyer home
- Close to local amenities
- Easy bus routs into the city centre
- Off street parking

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

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA120369](https://www.williamhbrown.co.uk/Property/NEA120369)



Property Ref:
NEA120369 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk