



Rosedale Grove

Hull, HU5 5BT

- SOLD WITH NO CHAIN
- Mid-Terraced Home
- Large Garden
- Great Transport Links
- Local Shops & Amenities Nearby
- Two Bedrooms
- Spacious Lounge
- Popular Location
- Perfect for First Time Buyers & Small Families
- Viewing Recommended

Offers in excess of £115,000





Offered to the market with no onward chain and situated in a popular residential area, this well-presented two-bedroom mid-terraced property is an excellent opportunity for a variety of purchasers.

The accommodation briefly comprises a welcoming lounge and fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a particularly generous rear garden, providing ample outdoor space for children, pets, entertaining, or future landscaping potential.

Conveniently located close to local amenities, schools, and transport links, this property offers comfortable living with excellent potential and early viewing is highly recommended.



Entrance

There is a front porch entrance, which leads to the front door, providing access to the ground floor rooms and staircase to the first floor.

Lounge

11'3" x 15'11"

An inviting space with neutral decor and featuring a bay window that fills the room with natural light. With a door leading to the kitchen, soft carpeting and a radiator.

Kitchen

14'6" x 7'7"

Fitted with a range of wall and base units with complementary work surfaces and space for appliances. The kitchen offers access to the rear garden and provides plenty of storage and preparation space. With vinyl flooring and a radiator.

Bedroom 1

11'6" x 12'4"

A generous main bedroom with ample natural light from a wide window and featuring built-in wardrobes and cupboards, offering good storage solutions. With carpet flooring and a radiator.

Bedroom 2

12'5" x 8'11"

A bright and airy space with two windows that allow light to flood in. The room has wood-effect laminate flooring and a radiator.

Bathroom

6'4" x 6'0"

Comprising a three-piece suite including a bath with shower over, pedestal wash hand basin and low-level WC. With fully tiled walls, vinyl flooring, extractor fan, radiator and a frosted window providing privacy.

Rear Garden

A great sized rear garden, fully enclosed with side gate access, offering excellent outdoor space for families, pets and entertaining. The low maintenance sizeable plot provides plenty of potential for keen gardeners and those looking to create their own outdoor retreat.

Front External

To the front of the property there is a paved front garden, enclosed by fencing, and a side passage providing access to the rear garden.

Additional Information

- Tenure Type - Freehold

- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - D
- 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 D



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