Whitakers
Estate Agents









17 Roslyn Crescent, Hedon, HU12 8HR

Guide price £165,000

This SEMI DETACHED HOUSE enjoys a popular Cul De Sac setting close to all the amenities of the historic market town of HEDON
The property boasts well laid out accommodation to include: Entrance hall, through LOUNGE to DINING area, onto the CONSERVATORY and a well equipped KIITCHEN. To the first floor is the family BATHROOM and THREE well proportioned BEDROOMS.
Outside there is an easy to maintain rear GARDEN and a block paved DRIVEWAY providing ample OFF ROAD PARKING with timber gated access to the GARAGE.
Hedon town centre for local shops, library, pubs, restaurants and takeaways, doctors and dentist surgeries, and the popular Wednesday Market. Close to both Hedon Primary and Inmans Primary Schools, and Holderness Academy secondary school. Good transport links to Hull and other villages.
Vendor will provide details regarding the tenant and rental income, please contact our office for further information.

Accommodation Comprising

Entrance & Hallway



The front entrance door opens to welcome you in to view the accommodation on offer.

Lounge/ Dining Room



A comfortable lounge with feature fireplace and large window to front elevation. Open to the dining area and onto the conservatory, creating a lovely space for entertaining family & friends. Laminate flooring and radiator.

Conservatory



Part brick and double glazed windows with Patio doors opening to the rear garden.

Kitchen



A compact, yet well equipped kitchen with a range of fitted units to base and walls, complimentary work surface and tiled splashbacks. Sink unit with mixer tap and drainer, plumbed for automatic washing machine. Space for slot in cooker and fridge freezer. Window overlooking the rear garden and door providing access to the side elevation.

Landing

Bedroom One



A double bedroom with a range of fitted wardrobes, drawers and top boxes. Window and radiator.

Bedroom Two



A double bedroom with a range of fitted wardrobes. Window and radiator.

Bedroom Three



A single bedroom with window and radiator.

Shower Room



Tiled walls with shower cubicle, vanity wash basin with useful storage cupboard below and low level W.C. window and radiator.

Gardens





Laid to lawn with a block paved patio area. Timber fencing to boundaries and gated access to the driveway.

Garage



Off Road Parking

A paved forecourt to the front of the property provides ample off road parking for several vehicles.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating D

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.

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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.

Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2/ Vodafone/ Three good EE okay
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

Offering on a property

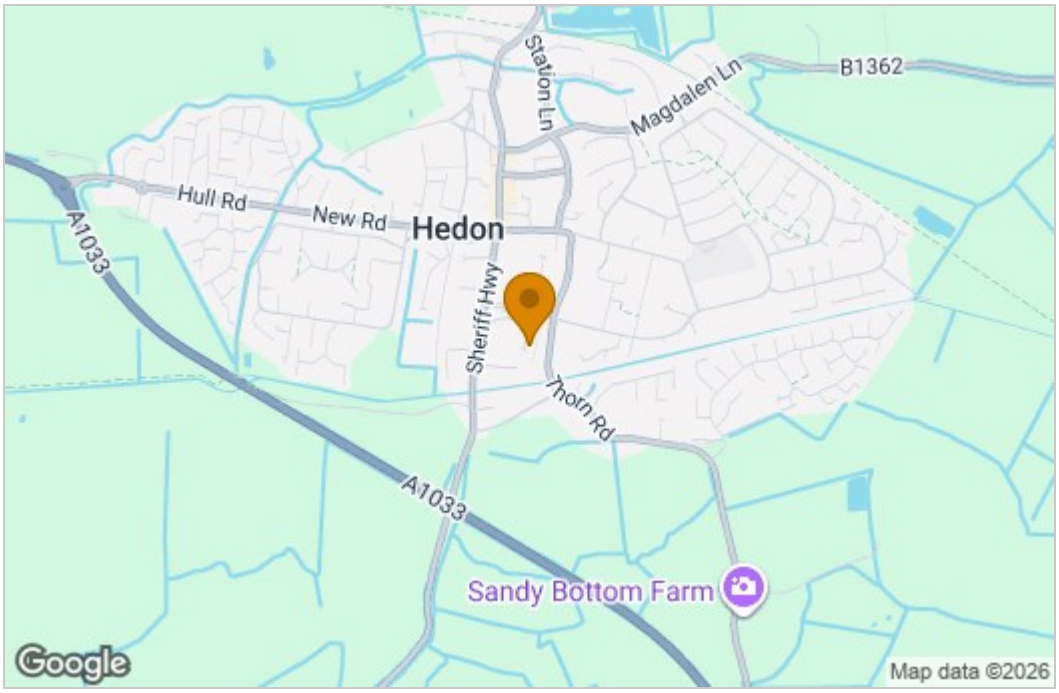
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

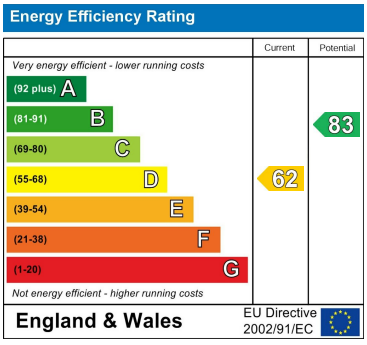
Floor Plan

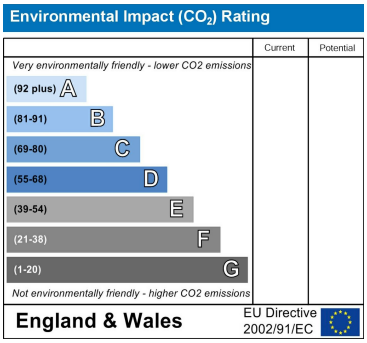


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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