

# Whitakers

Estate Agents



**192 Roslyn Road, Hull, HU3 6XH**

**£123,000**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this recently refurbished mid-terrace property which is conveniently placed to take advantage of the array of amenities and transport links hosted around Kennings Roundabout.

Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Upon entering, the resident is greeted by an enclosed hallway that opens into a bay fronted lounge with open plan aspect to the fitted kitchen extension, and adjoining bathroom.

A fixed staircase rises to the first floor which constituted two double bedrooms, and a good third bedroom.

The rear garden is partly laid to lawn, and complimented with a patio seating area. A path leads to a raised paved seating area with double-width gates in the boundary fencing that opens onto the vehicle accessible ten-foot. A new owner may wish to utilise this as additional parking space.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

#### Ground floor

##### Hall

Composite entrance door with side window, and carpeted flooring. Opening to :

Lounge 12'6" x 13'8" (3.82 x 4.19 )



UPVC double glazed bay window, central heating radiator under stairs storage cupboard, and carpeted flooring.

Dining area 5'5" x 6'11" (1.67 x 2.13 )

Carpeted flooring, and leading to :

#### Bathroom



Central heating radiator, panelling to splashback areas, and vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Kitchen 6'8" x 12'2" (2.04 x 3.73 )



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

#### First floor

##### Landing

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

Bedroom one 8'8" x 13'11" (2.66 x 4.26 )



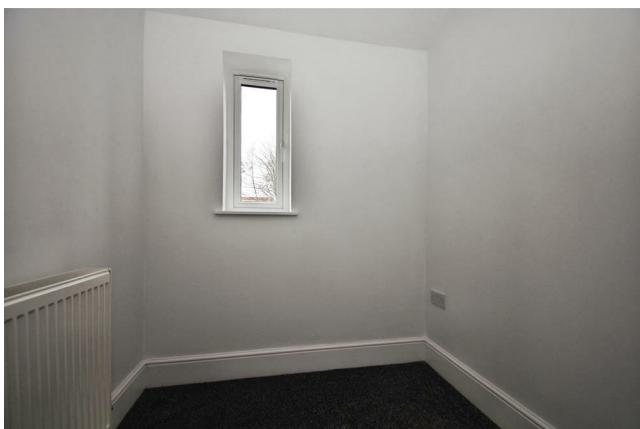
Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 9'6" x 7'5" (2.91 x 2.28 )



UPVC double glazed window, central heating radiator, fitted storage cupboard that houses the boiler, and carpeted flooring.

Bedroom three 6'5" x 5'10" (1.96 x 1.80 )



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

Rear external



The rear garden is partly laid to lawn, and complimented with a patio seating area.

#### Potential for off-street parking

A path leads to a raised paved seating area with double-width gates in the boundary fencing that opens onto the vehicle accessible ten-foot. A new owner may wish to utilise this as additional parking space.

#### Additional features



The residence also benefits from having a wooden storage shed, and an outside tap.

#### Aerial view of the property



Land boundary

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -  
0003015001920B

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

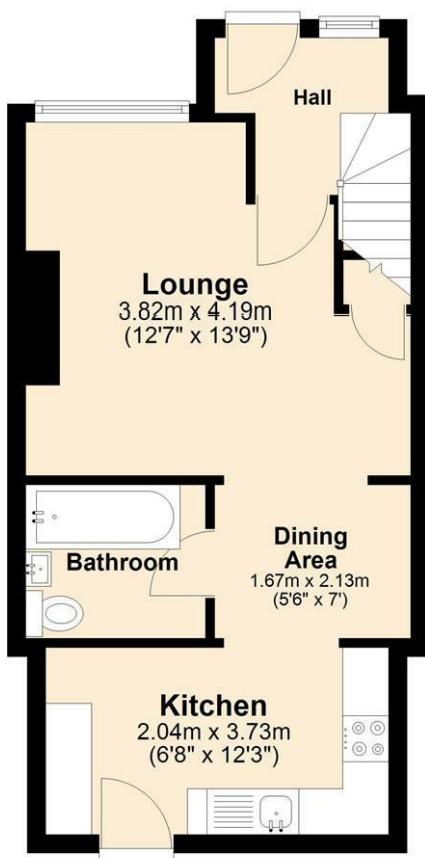
## Whitakers Estate Agent Declaration

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

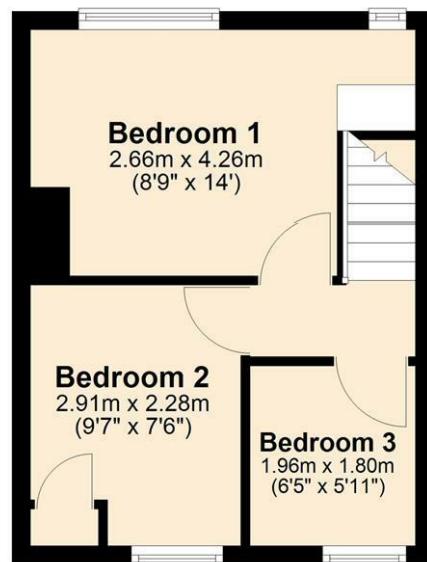
### Ground Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



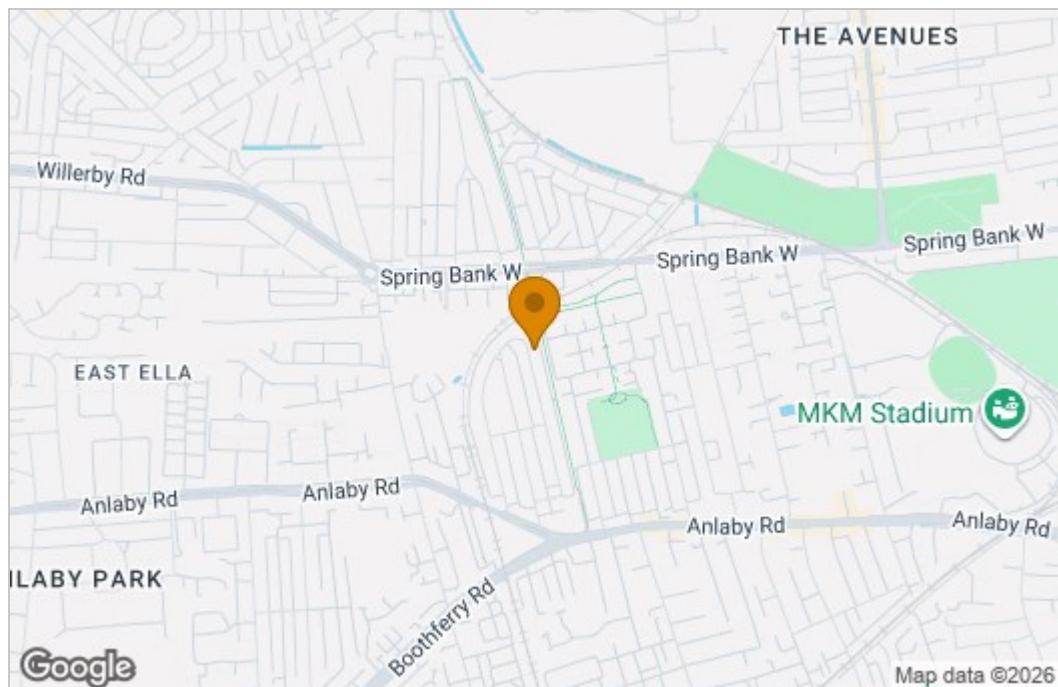
### First Floor

Approx. 23.7 sq. metres (254.8 sq. feet)

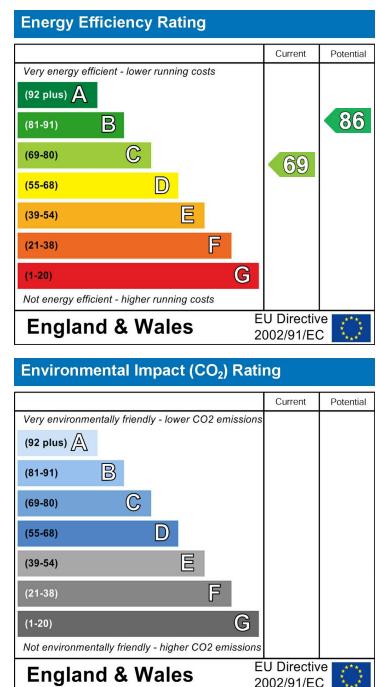


Total area: approx. 56.9 sq. metres (612.1 sq. feet)

## 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.