Whitakers
Estate Agents

65 Roslyn Road, Hull, HU3 6XQ

£125,000

Offered to the market with NO ONWARD CHAIN, this traditional mid-terrace property presents an excellent opportunity for a new owner to acquire a home in the desirable West Hull area and implement their own style of cosmetic improvement or add further value.

Upon entry, the resident is greeted by an entrance lobby that opens into a bay-fronted lounge and follows through to a spacious dining room with an adjoining kitchen extension.

A fixed staircase rises to the first floor, which boasts two fitted double bedrooms and a third bedroom with an over-stairs storage cupboard. All rooms are served by a bathroom furnished with a three-piece suite.

Externally to the front approach, there is a gravelled driveway with a lowered kerb providing off-street parking, while a pathway leads to the entrance door. The rear garden is predominantly laid to lawn and complemented by a patio seating area. A pathway extends to a detached garage and a gate within the boundary fencing that opens onto the vehicle-accessible ten-foot.

The accommodation comprises

Front external

Externally to the front approach, there is a gravelled driveway with a lowered kerb providing off-street parking, while a pathway leads to the entrance door.

Ground floor

Entrance lobby
UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 12'2" x 10'11" (3.73 x 3.35)

UPVC double glazed bag window, central heading radiator, and feature fireplace with marbled inset / heart and wooden surround, and carpeted flooring.

Dining room 10'2" x 13'10" (3.10 x 4.22)

UPVC double glazed window, central heating radiator, electric fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 8'9" x 5'10" (2.67 x 1.80)

UPVC double glazed door and windows, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven, and hob with extractor hood above.

First floor

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

Bedroom one 14'6" x 7'11" (4.44 x 2.42)

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

Bedroom two 10'10" x 9'1" maximum (3.32 x 2.79 maximum)

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

Bedroom three 8'7" x 5'6" (2.62 x 1.68)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and fitted wardrobe, and carpeted flooring.

Shower room

UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external

The rear garden is predominantly laid to lawn and complemented by a patio seating area. A pathway extends to a detached garage and a gate within the boundary fencing that opens onto the vehicle-accessible ten-foot.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00030150006501
Council Tax band - A

EPC rating
EPC rating - TBC

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 21 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.

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.

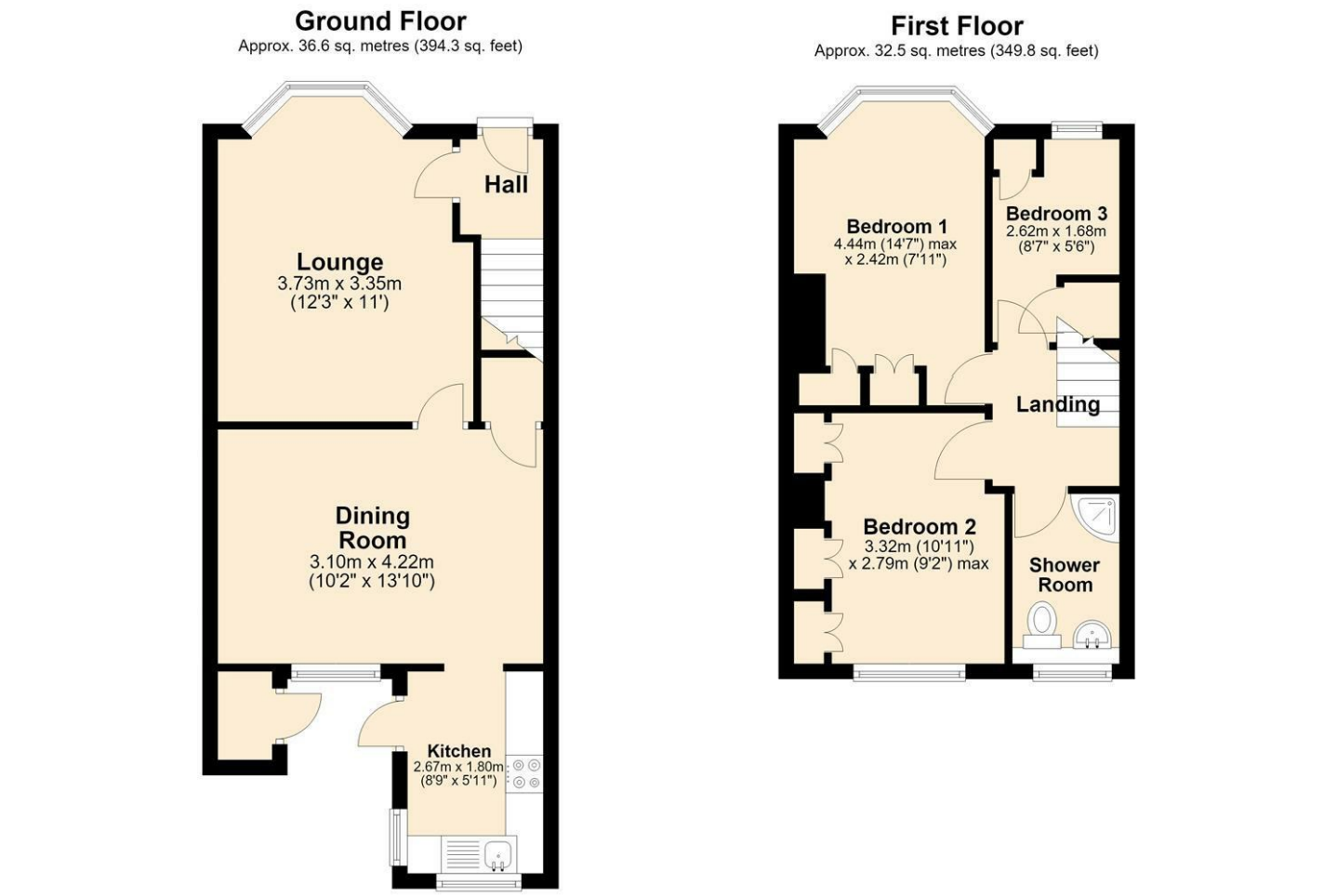
Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

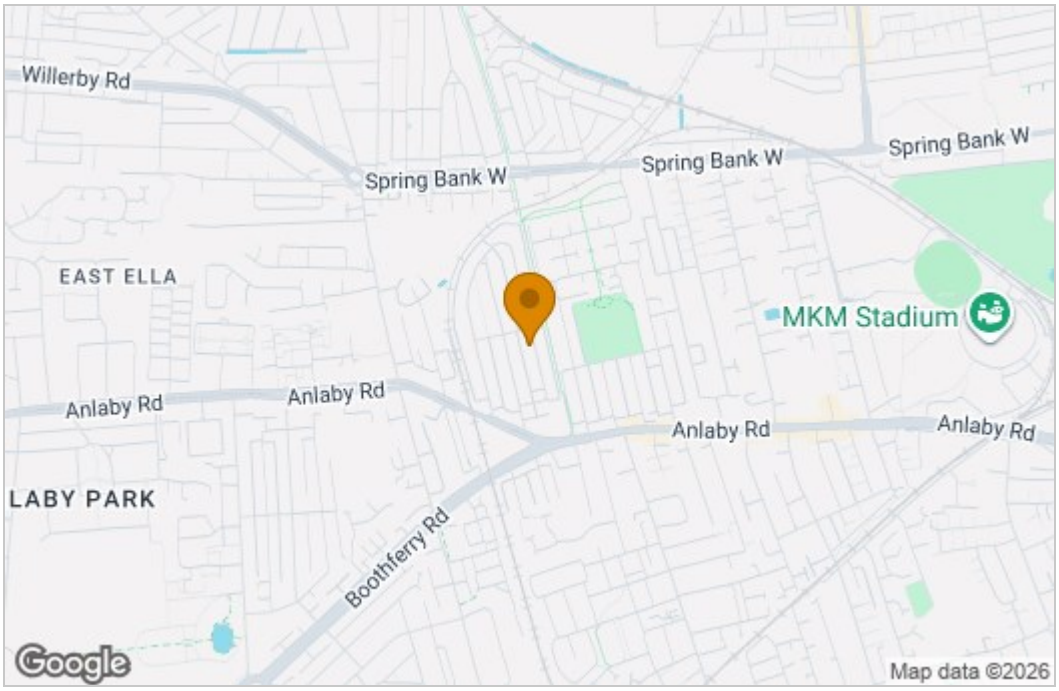
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

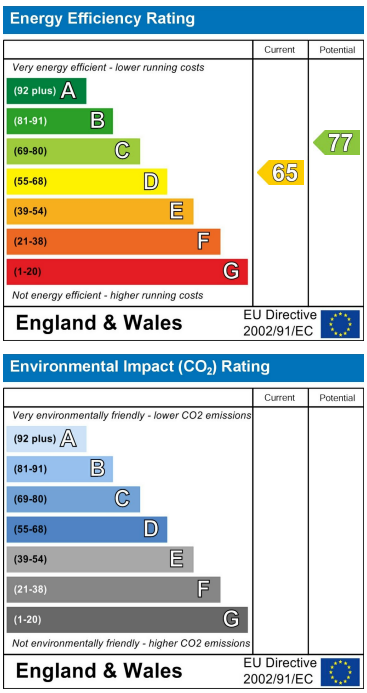


Total area: approx. 69.1 sq. metres (744.2 sq. feet)

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

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