Whitakers
Estate Agents



7 Roslyn Road

, Hull, HU3 6XQ

Offers Over £125,000

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The Accommodation Comprises

Front External

Ground Floor

Entrance

Hall
Laminate floor and central heating radiator

Lounge
14'8 x 6'8 (4.47m x 2.03m)
Laminate flooring with wall mounted Gas fire with a marble inset and hearth, Upvc double glazed bay window and central heating radiator

Kitchen
10'2 x 9'7 (3.10m x 2.92m)
With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed window and sink with mixer tap

Bathroom
With a panelled bath, wash basin and a low flush toilet. Upvc double glazed and a central heating radiator.

First Floor

Landing
Loft hatch and access to the rooms.

Bedroom One
10'5 x 11'7 (3.18m x 3.53m)
With a range of fitted wardrobes, two Upvc double glazed windows and central heating radiator

Bedroom Two
11'8 x 7'7 (3.56m x 2.31m)
With fitted wardrobes, Upvc double glazed window and central heating radiator

Bedroom Three
8'9 x 6'0 (2.67m x 1.83m)
With fitted wardrobe, central heating radiator and Upvc double glazed window

External
With a low maintenance front garden designed for off street parking. The rear garden is also low maintenance by design mainly artificial grass with slate stone

EPC
EPC rating - D

Tenure
This property is Freehold

Council Tax
Council Tax band - A
Local Authority - Kingston Upon Hull

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.

Making an offer
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 £50.00 - these 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 silicitors to progress a sale.

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 - No

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.





Road Map



Hybrid Map



Terrain Map



Floor Plan

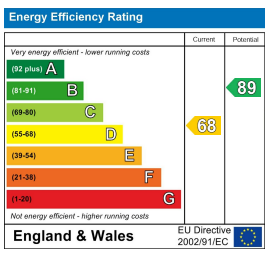


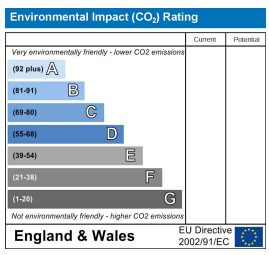
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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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