Whitakers
Estate Agents









1 Roseberry Avenue, Hull, HU5 2NL

£90,000

Whitakers Estate Agents are pleased to present this well-proportioned two-bedroom end-terrace property, situated on the popular Roseberry Avenue in the Newland area of Hull.

The property features an open-plan lounge and dining room, creating a bright and comfortable living space. To the rear is a fitted kitchen extension, with a lobby area leading through to the bathroom.

Upstairs, there are two good-sized bedrooms, along with access to a useful loft room via a fixed staircase, providing additional flexible space.

Externally, the property benefits from a low-maintenance paved rear garden, perfect for outdoor seating and relaxation, along with the added advantage of its end-terrace position.

Conveniently located close to local amenities, schools and transport links, this home would be well suited to first-time buyers or investors. Early viewing is recommended.

The accommodation comprises

Ground floor

Porch
UPVC double glazed door opening to :

Hall
Wooden glazed door, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 13'4" x 11'1" (4.07 x 3.40)



UPVC double glazed bay window, central heating radiator, and laminate flooring.

Dining room 10'11" x 11'1" (3.35 x 3.40)



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

Kitchen 7'2" x 7'1" (2.19 x 2.16)



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

Rear lobby
UPVC double glazed door, and tiled flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bah with dual taps, pedestal sink with dual taps, and low flush W.C.

First floor

Landing
Double glazed window, and carpeted flooring. Leading to :

Bedroom one 10'10" x 14'3" (3.32 x 4.35)



UPVC double glazed window, central heating radiator, fixed stairs to the loft room, and carpeted flooring.

Bedroom two 10'11" x 8'10" (3.35 x 2.71)



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

Second floor

Loft room 10'1" x 12'8" (3.09 x 3.88)



Roof style window, and laminate flooring.

External





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Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00080263000101
Council Tax band - A

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 16 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

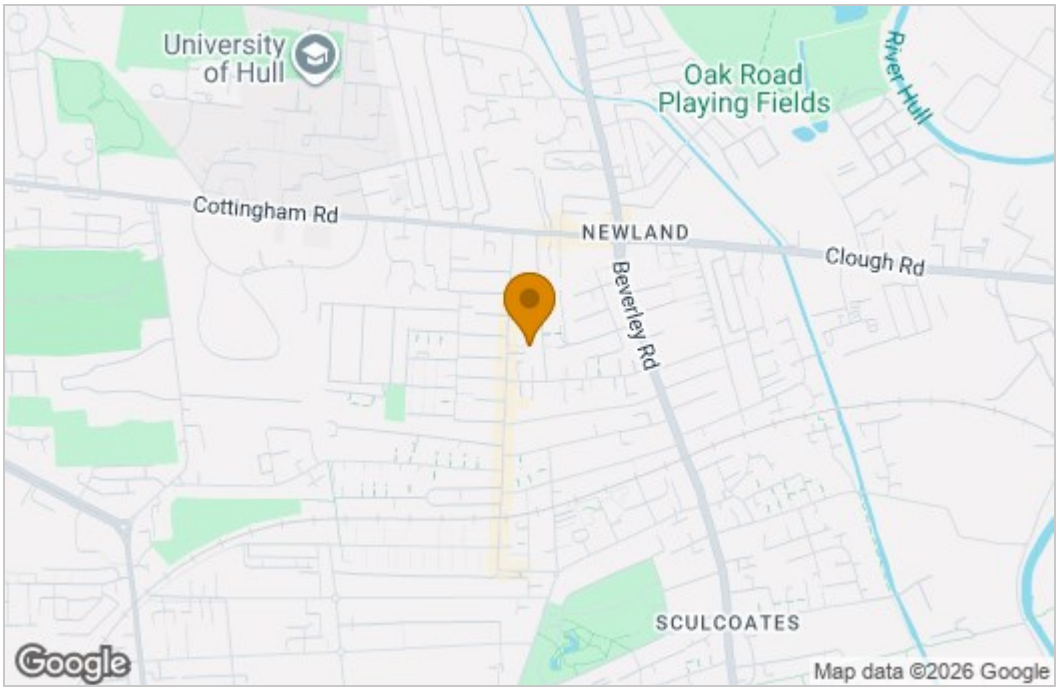
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Floor Plan

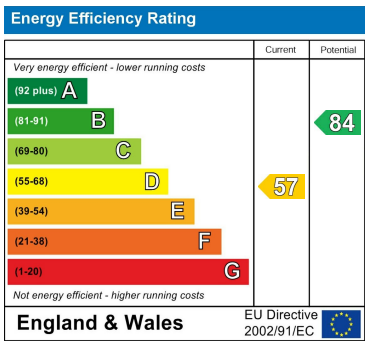


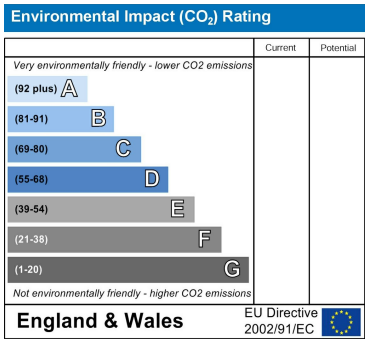
Total area: approx. 84.0 sq. metres (904.4 sq. feet)

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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