



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



20 Roslyn Crescent

£210,000

Hedon, HU12 8HR



Welcome to this stylish semi-detached house located at the end of Roslyn Crescent in this well regarded town of Hedon, Hull. This delightful property boasts three well-proportioned bedrooms, making it an ideal starter home for families or first-time buyers.

The ground floor has been extended to provide plenty of living space, with an open plan layout from the lounge dining area and rear conservatory, along with a separate utility room and a further rear facing room that provides the ideal office space for anyone working from home. The heart of the home is undoubtedly the stunning modern kitchen, with contemporary handleless grey units and all integrated appliances.

The property also features a convenient garage and parking for multiple cars, ensuring that you will never have to worry about finding a space. The south-facing rear garden is a true highlight, providing a sunny outdoor retreat where you can unwind in the sun all day.

With no chain involved, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this lovely property, which combines modern living with a welcoming atmosphere in a desirable location.





The property is approached via a gravelled driveway which provides off street parking for multiple cars and gives access to the adjoining garage. An extended front entrance gives access to the hallway with a ground floor WC for convenience and with stairs leading to the first floor landing. A spacious open plan front to back lounge diner provides plenty of living space, with a modern central fireplace and a further open plan conservatory at the rear with French doors to the garden.

The kitchen is fitted with a range of contemporary units with built-in appliances to include a dishwasher and a high level double oven with separate induction hob and matching black extraction hood. A separate utility room leads from the kitchen, with space/plumbing for a washing machine and dryer, with an internal door through to the garage and access leading through to a rear garden room extension that provides the ideal off space, with French doors to the rear.

To the first floor are two double bedrooms, a good size third bedroom and a tiled bathroom with a dual headed shower over the bath.

At the rear is a fully enclosed South facing garden, laid to lawn with a hard standing and paved patio area, with fenced boundaries to all sides for privacy.

Hall/WC

Lounge 14'5" x 11'9" (4.40 x 3.60)

Dining Area 9'6" x 8'4" (2.90 x 2.55)

Conservatory 9'2" x 8'8" (2.80 x 2.65)

Kitchen 9'6" x 9'4" (2.90 x 2.85)

Utility 7'4" x 6'4" (2.25 x 1.95)

Study 9'4" x 7'6" (2.85 x 2.30)

Garage 13'1" x 6'6" (4.00 x 2.00)

Landing

Bedroom One 13'1" x 9'10" (4.00 x 3.00)

Bedroom Two 10'9" x 9'10" (3.30 x 3.00)

Bedroom Three 9'10" x 7'10" (3.00 x 2.40)

Bathroom 5'4" x 7'8" (1.65 x 2.35)

Garden

Agent Note

Parking: off street parking is available with this property.

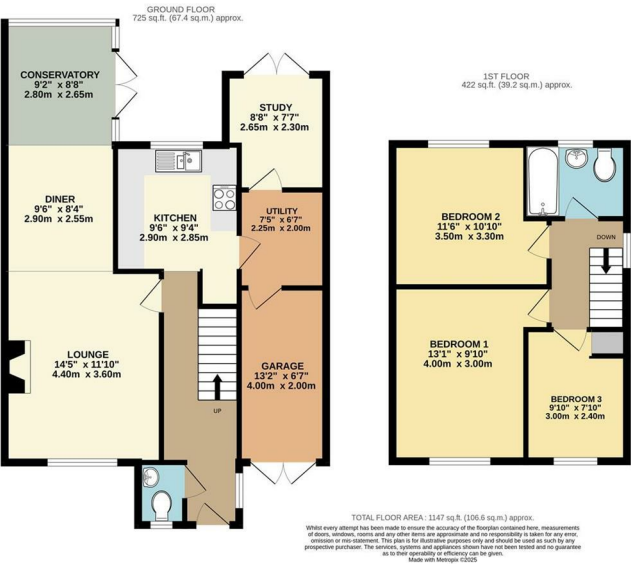
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band B.

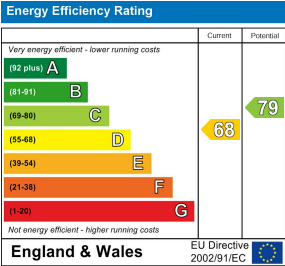
The property is connected to mains gas and mains drainage services.

Please note that this property is owned be a relative of a member of staff at Goodwin Fox Ltd.



Energy Efficiency Graph

Tenure: Freehold



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/give any representation or warranty in respect of the property.