

Whitakers

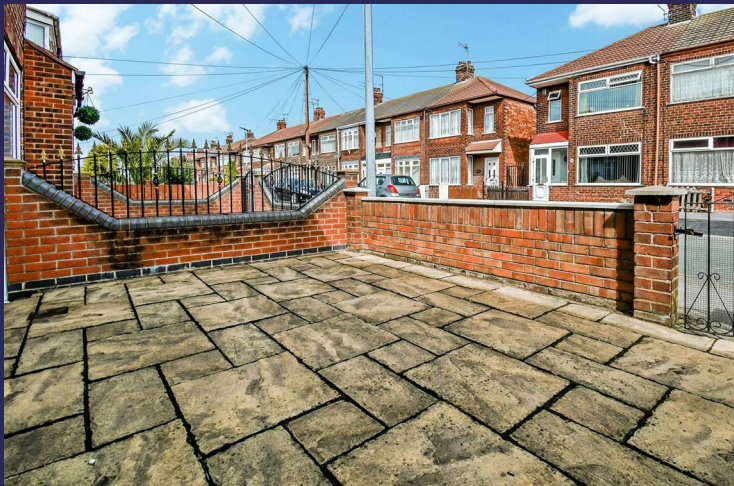
Estate Agents



35 Rosedale Avenue

, Hull, HU9 2PL

Price Guide £115,000



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Entrance Porch

Via a Upvc double glazed door

Entrance Hall

With the stairs to the 1st floor and radiator

Lounge

13'0" x 15'5" (3.972 x 4.707)

Spacious lounge with Upvc double glazed window to the front aspect, a radiator and fireplace with electric flame fire.

Kitchen/Dining

18'2" x 10'6" (5.544 x 3.202)

The modern kitchen has a range of base and wall units in gloss with contrasting work surfaces, brick effect tile splash backs, electric oven, and microwave, plumbing for an automatic washing machine.

A Upvc double glazed window to the rear aspect and door leading out to the rear garden, wood effect flooring and a radiator

Bathroom

15'2" x 4'3" (4.639 x 1.307)

The huge bathroom has a white suite with panel bath with shower, a low level wc and a pedestal wash hand basin, tiled walls and floor, a heated towel radiator and a Upvc double glazed window to the rear aspect

Stairs to the 1st floor

With loft access

Bedroom One

15'5" x 13'2" (4.724 x 4.014)

The bedroom has a Upvc double glazed bay window

to the front aspect, a radiator and a Upvc double glazed window to the front aspect

Bedroom Two

11'5" x 9'5" (3.504 x 2.881)

The second bedroom has a Upvc double glazed window to the rear aspect, a radiator and the boiler in situ.

Bedroom Three

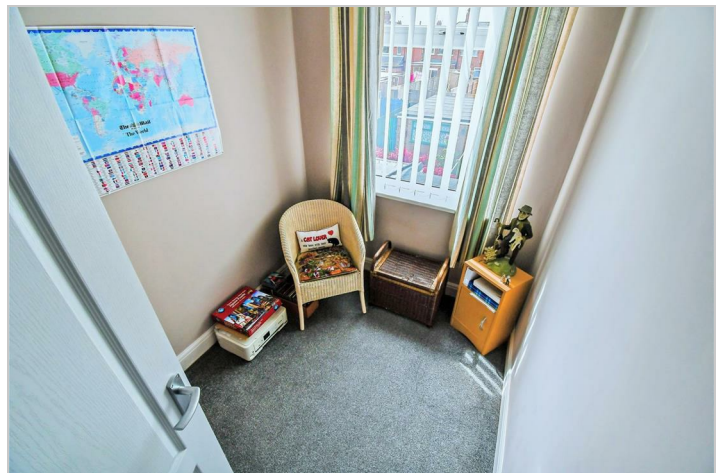
5'11" x 8'5" (1.805 x 2.578)

The third bedroom has a radiator and Upvc double glazed window to the rear aspect.

Outside

To the front of the house there is a low maintenance garden of a generous size, the garden has low level brick wall boundaries.

To the rear of the house there is a sunny garden with lawn and a range of mature plants, shrubs and flowers, seating areas to enjoy the sunshine and access to the detached garage, which has power, there is an additional parking space in front of the garage via residential access



Road Map



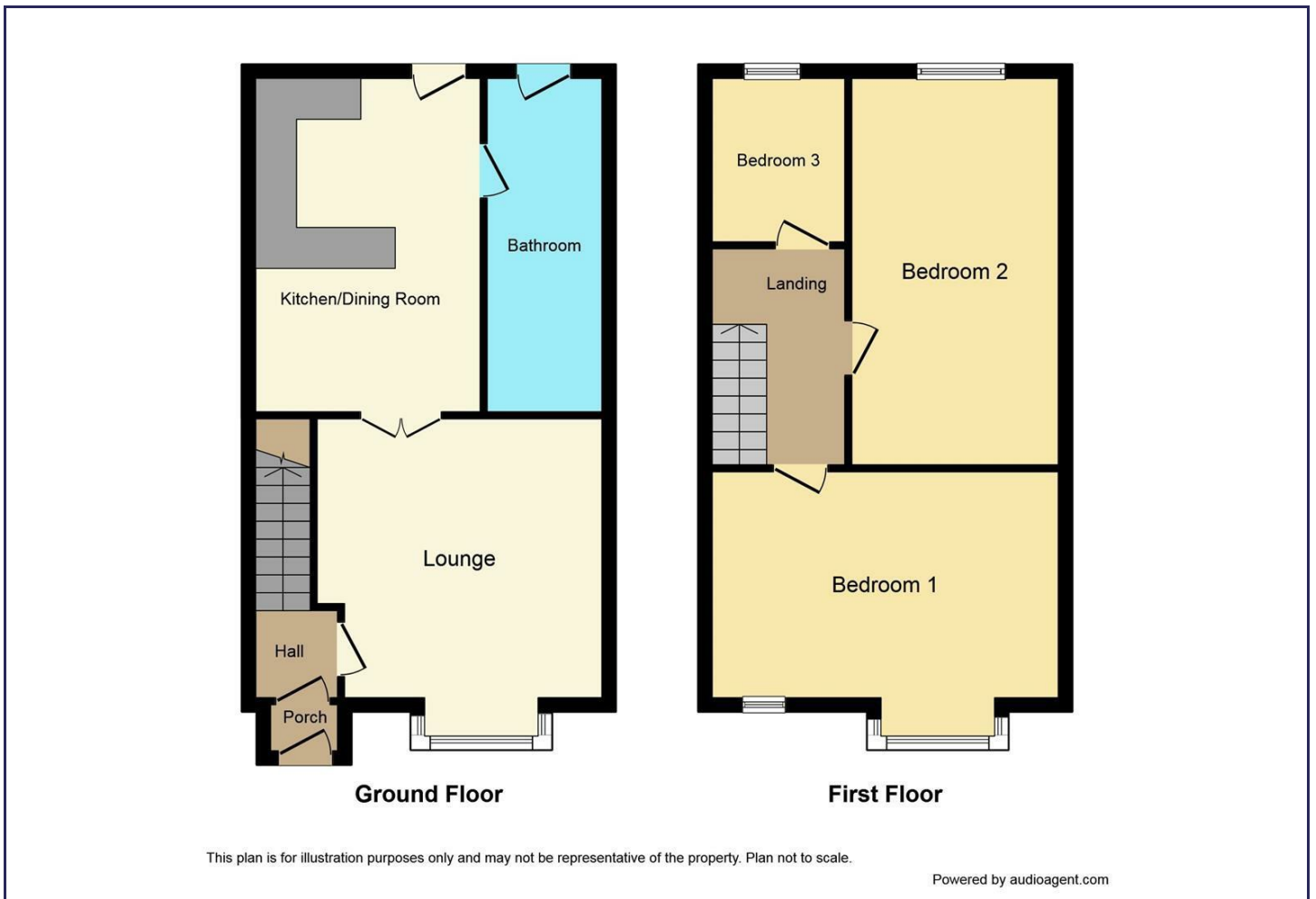
Hybrid Map



Terrain Map



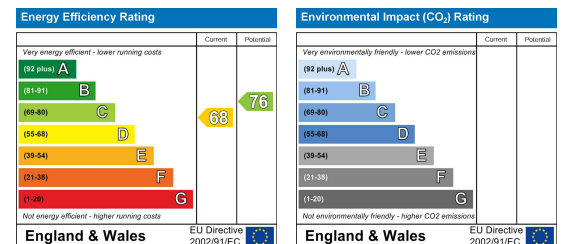
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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