Whitakers
Estate Agents









18 Roslyn Crescent, Hedon, HU12 8HR

Guide Price £195,000

GUIDE PRICE £195,000 TO £205,000

Situated in the highly sought-after village of Hedon, this beautifully presented three-bedroom family home offers true move-in condition, perfect for buyers looking to settle in with ease. Occupying a generous corner plot within a quiet cul-de-sac, the semi detached property also benefits from a detached brick garage, additional summer house, and attractive outdoor space.

Internally, the home features a spacious and well-proportioned lounge with built-in storage, a modern fitted kitchen, and a separate dining room, ideal for family living and entertaining. On the first floor there are three good sized bedrooms and bathroom.

Externally, the property continues to impress with a large corner garden, summer house, garage, and off-street parking, offering both practicality and versatility.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Hall



Generously sized entrance hall, laminate flooring throughout, with a radiator and double glazed door. Leads to:

Lounge





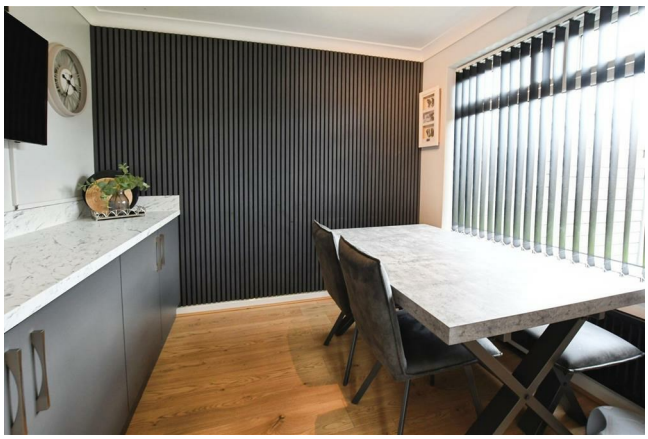
Well proportioned lounge, with a UPVC window to the front aspect. Laminate flooring with a radiator, with fitted storage.

Fitted Kitchen



Fitted kitchen with a range of floor and wall units, a ceramic sink with showerhead tap. Laminate flooring, and leading to a separate dining room.

Separate Dining Room



Convenient separate dining room area, with a UPVC window to the rear aspect, a radiator and fitted floor units with contrasting worktop space.

Bedroom 1





Well proportioned master bedroom with fitted wardrobes, carpeted throughout and UPVC windows to the front aspect with a radiator.

Bedroom 2





Second bedroom, carpeted with fitted wardrobes, suitable for a second double bedroom. Compromises of a UPVC window to the rear aspect and a radiator.

Bedroom 3





Third bedroom with a storage cupboard, carpeted, with a UPVC window to the front aspect and a radiator.

Bathroom



With fully tiled floor and walls, a low level WC, vanity sink with a bath and overhead rainfall shower - with a UPVC window to the rear aspect.

Gardens

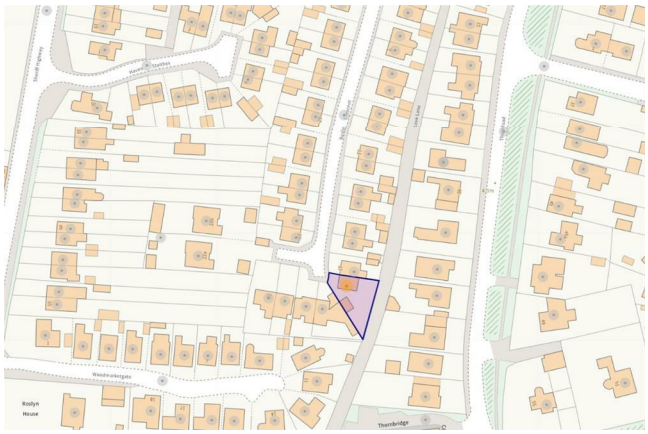


Aerial view of the property



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



EPC
EPC Rating D

Tenure
Freehold

Council Tax
East riding council tax band B

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 sales 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.

Material Information:
Construction - brick under tiled roof
Conservation Area - no
Flood Risk - low
Mobile Coverage/Signal - EE/ Vodafone/ Three/ O2
Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:

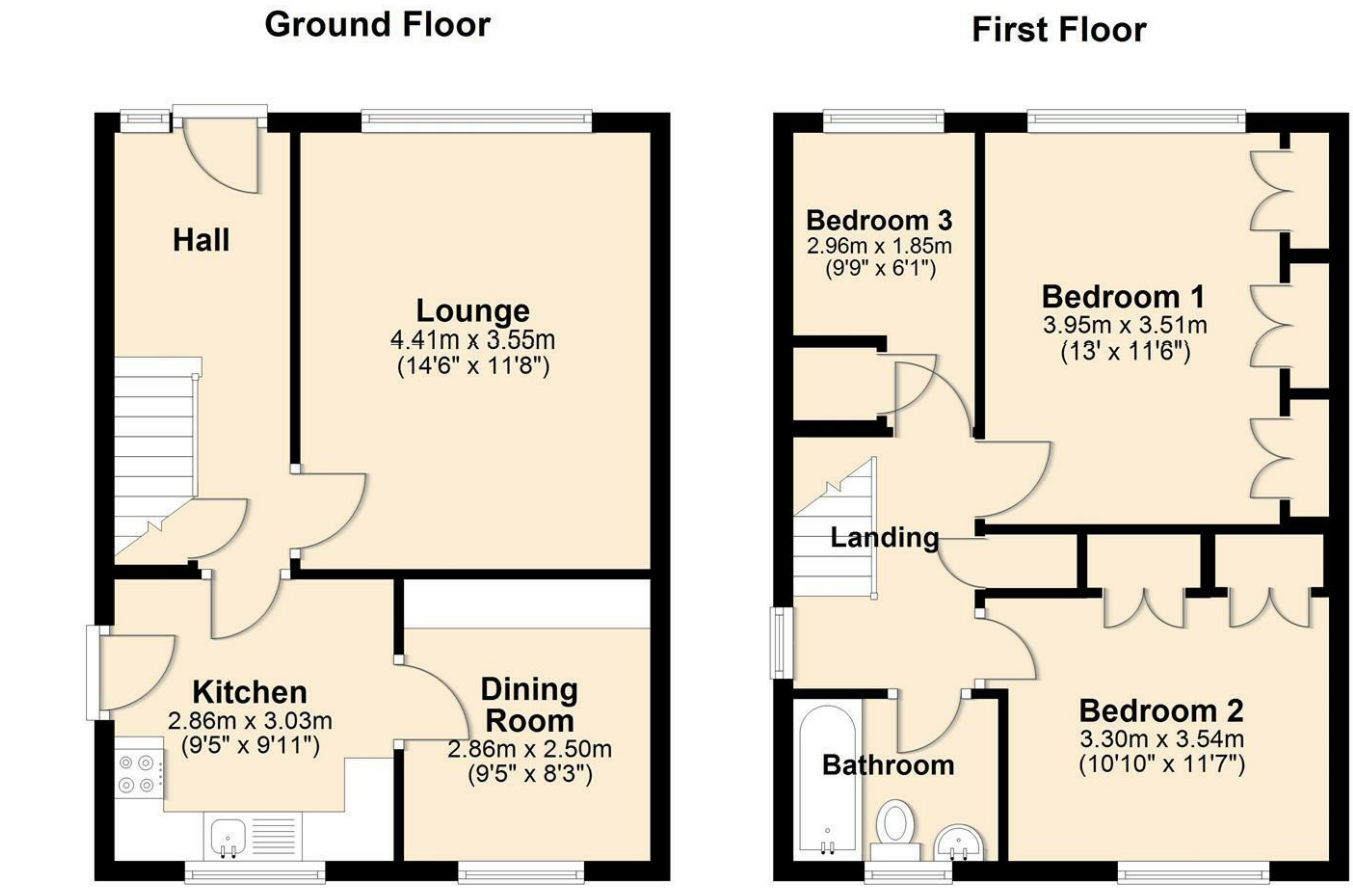
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Offering on a property

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 - the fees are non refundable.

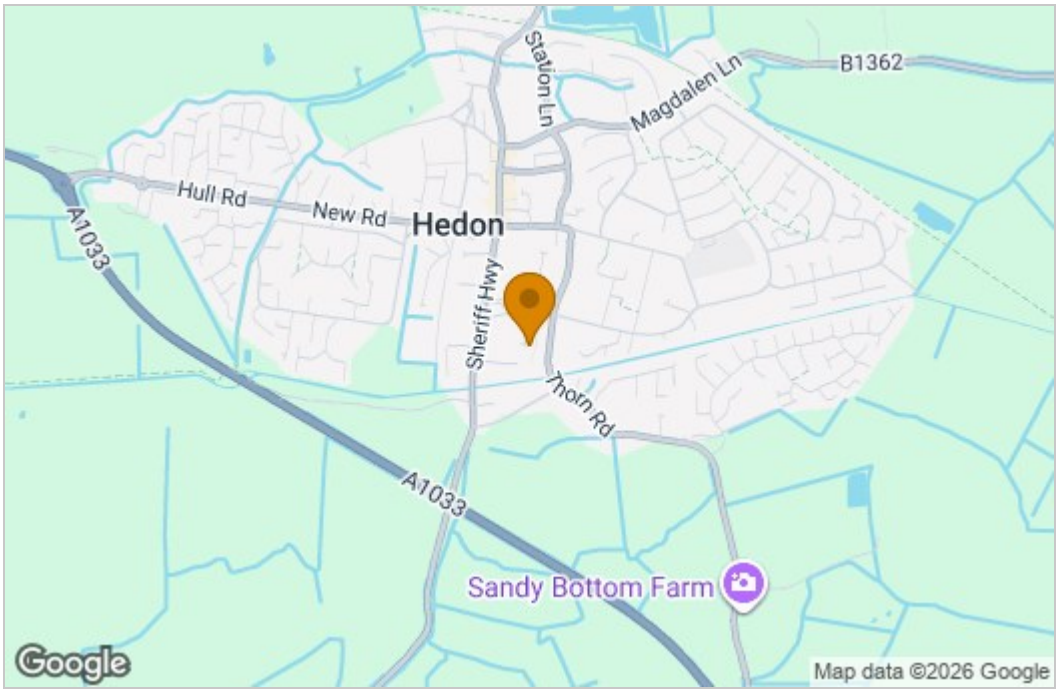
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

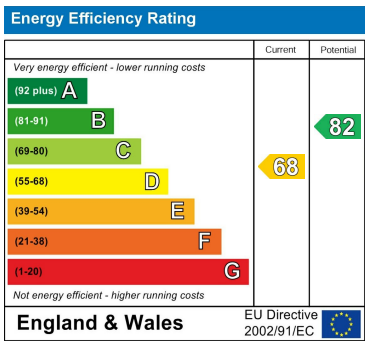


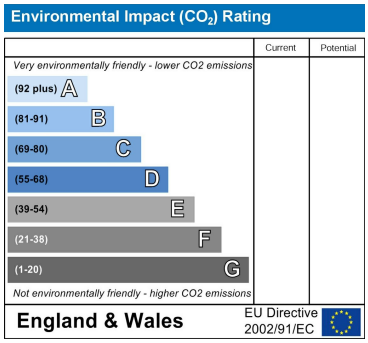
Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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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