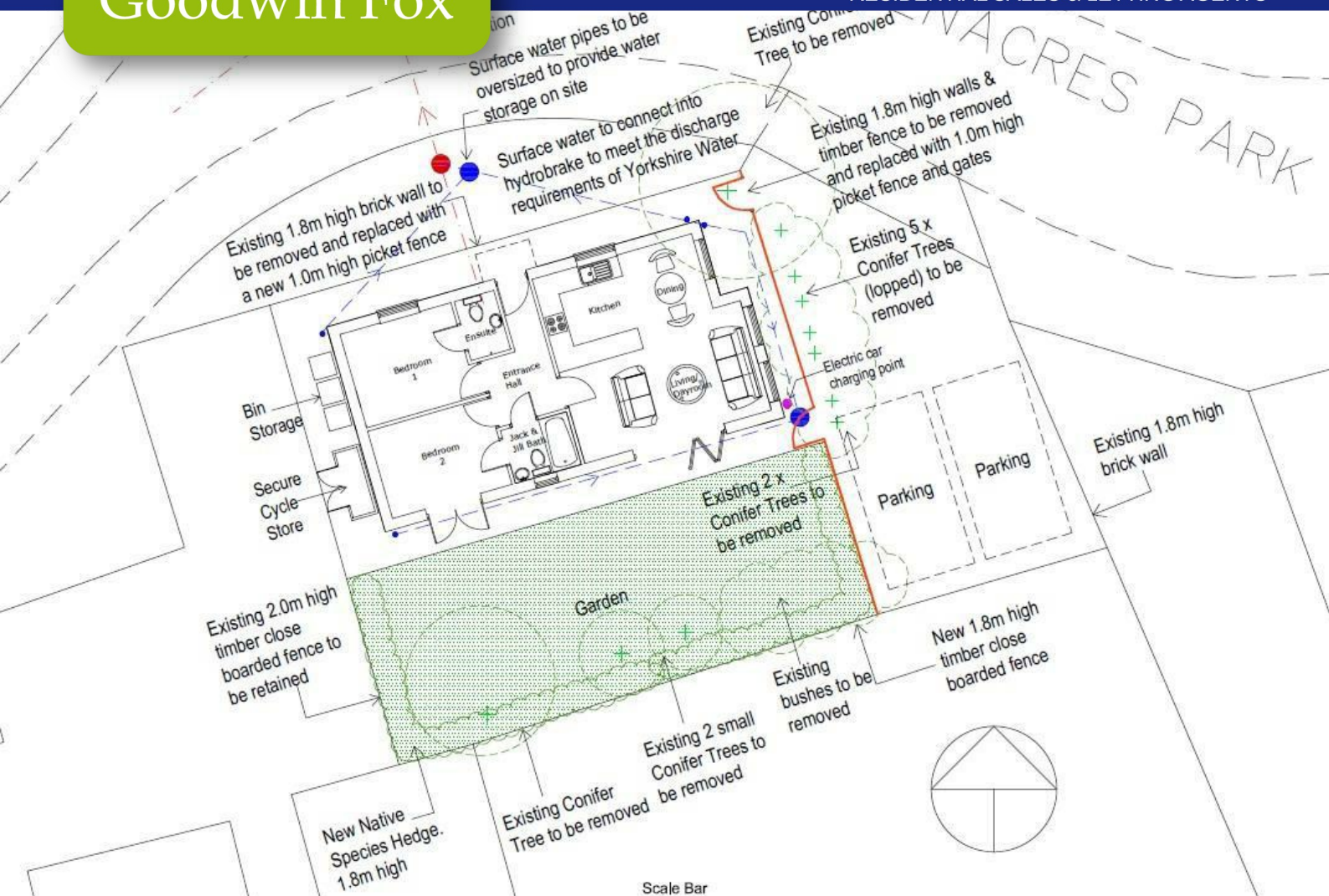




Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Hansa House Main Street

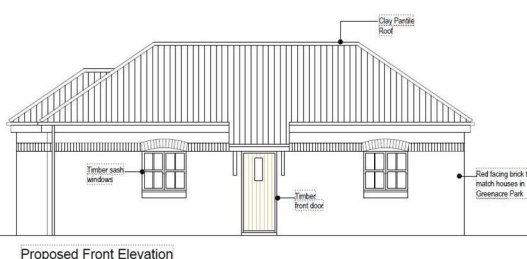
£65,000

Roos, HU12 0HB

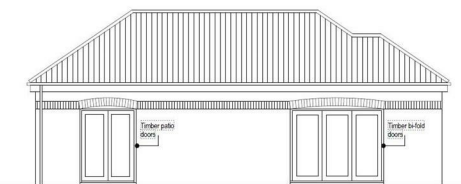


BUILDING PLOT WITH PLANNING APPROVAL GRANTED FOR A 2 BEDROOM BUNGALOW

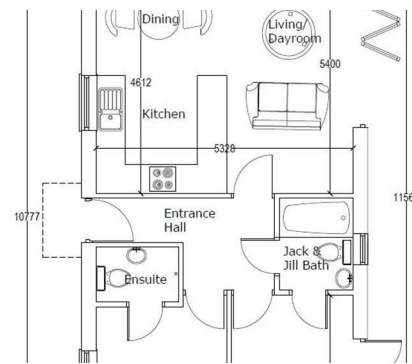
For sale is this bare plot of land located on Greenacre Park with full planning approval having been granted on the 4th July 2024 for a single storey detached bungalow - full conditions available to view on the East Riding Council planning portal using planning reference 24/00402/PLF or searchable via the post code HU12 0HB. Building plots are rarely available in the village and this plot would lend itself to a self build for any buyer looking to downsize into this popular village.



Proposed Front Elevation



Proposed Rear Elevation





Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.