



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 North End Cottages Hilston Road

Roos Hull, HU12 0JA

Asking Price £290,000



Extended four bedroom semi-detached house with additional converted loft space, offering a truly deceptive home in this highly sought after village location. Occupying an impressive plot, the property provides lots of off street parking to the front together with a huge rear garden, making it an excellent choice for growing families and those wanting plenty of outdoor space.

Inside, the layout works exceptionally well, with a spacious through lounge incorporating a log burning stove and conservatory overlooking the garden, alongside a separate dining room and spacious fitted kitchen. The ground floor also benefits from a combined utility and WC, keeping the practical elements of family life well catered for.

To the first floor are four good size bedrooms, arranged across the original property and extension, together with a luxurious family bathroom featuring both a large walk-in shower and bath. The accommodation then continues into the converted loft space, providing a further useful area with potential for a variety of uses.

Outside, the property really comes into its own. The generous frontage provides ample parking, while the substantial rear garden stretches a considerable distance and offers a combination of mature planting, lawned areas, seating spaces and useful outbuildings.

With its generous accommodation, flexible layout and exceptional plot, this is a substantial family home offering plenty of space for modern family living, all within a highly desirable village location.





The property is approached via a generous frontage providing off street parking for multiple vehicles. Mature arched hedging screens the property from the roadside, while a set of double gates leads into a more secure parking area, ideal for accommodating a work vehicle, trailer or similar. This area also benefits from a large wooden log store.

Access continues alongside the property into the rear garden, which is particularly impressive in size and enjoys a good degree of privacy. Mature trees and evergreen hedging create an established setting, while a raised paved area immediately beyond the conservatory provides a seating space and access to an outbuilding. The outbuilding has previously been used as a home bar and provides excellent potential for entertaining, storage, a hobby room or other uses. Steps lead down to the main lawned garden, which stretches a considerable distance to the rear. At the far end is a further outbuilding offering additional storage or potential for use as a home gym, workshop or other flexible space. A mature apple tree adds further character to this part of the garden.

A front entrance porch with tiled flooring provides access into the property. Stairs rise from the porch and split to provide access to the different sections of the first floor. From the entrance, doors lead to both the lounge and dining room, reflecting the double-fronted nature of the property.

The dining room is a good size and features a fireplace, with access leading through into the kitchen. The kitchen is a large and

practical space, fitted with wooden-fronted units complemented by black worktops. There is space for a double fridge freezer and dishwasher, together with a built-in oven and electric hob. The kitchen also enjoys an outlook towards the rear garden. A lobby provides access to the garden and continues through to the combined utility room and ground floor WC.

From the kitchen, access also leads into the spacious through lounge. A front-facing window provides natural light, while a feature log burning stove creates a warm focal point. The lounge continues openly into the glass conservatory, which benefits from French doors opening directly onto the rear garden.

The first floor landing splits to provide access to both the original accommodation and the extended section of the property. There are four bedrooms in total, with two positioned within each section of the first floor, all providing good size accommodation. The stylish family bathroom is fitted with a large walk-in shower and separate bath.

A staircase continues upwards to the converted loft space, providing a useful additional area with potential for a range of uses, subject to any necessary requirements.

Lounge 21'11" x 11'7" (6.69m x 3.55m)

Dining Room 13'8" x 12'11" (4.19m x 3.96m)

Kitchen 17'0" x 8'7" (5.19m x 2.64m)

Conservatory 8'9" x 8'0" (2.68m x 2.46m)

WC 6'5" x 5'5" (1.97m x 1.66m)

Bedroom 1 13'8" x 9'10" (4.19m x 3.02m)

Bedroom 2 11'8" x 9'1" (3.57m x 2.78m)

Bedroom 3 11'8" x 8'2" (3.57m x 2.5m)

Bedroom 4 11'8" x 7'0" (3.56m x 2.15m)

Bathroom 8'0" 7'11" (2.46m 2.43m)

Loft Room (Without a building regulation cert) 14'3" x 10'5" (4.36 x 3.18)

Agent Notes

Parking: The property benefits from off-street parking.

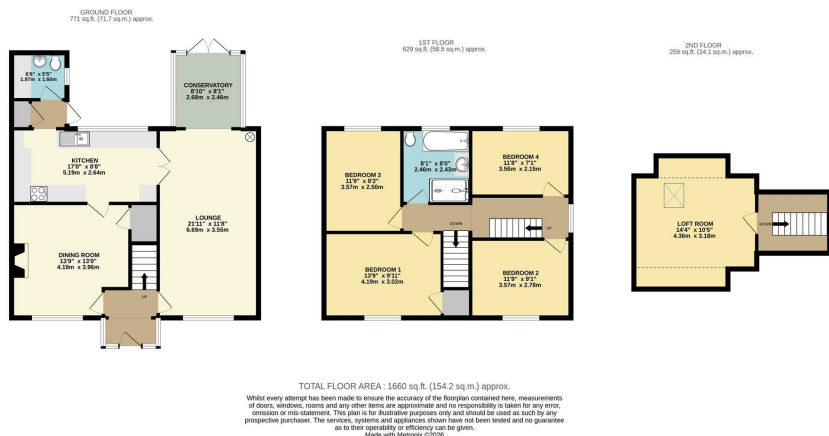
Heating and Hot Water: Both are supplied by a gas-fired boiler.

Underfloor heating in kitchen & conservatory.

Mobile and Broadband: We understand that mobile coverage and broadband are available. For further details on providers, predicted speeds, and mobile coverage, please refer to the Ofcom checker.

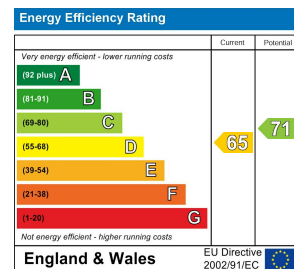
Council Tax: Band A.

Mains drainage.



Energy Efficiency Graph

tenure: Freehold



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