



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Aysgarth South End

Asking Price £225,000

Roos, HU12 0HE



Rarely Available Three Bedroom Dormer Bungalow with West Facing Garden

A rarely available three bedroom semi-detached dormer bungalow, situated on a sought-after road close to the centre of the well-regarded village of Roos.

One of only four properties of this style, this well-presented home offers spacious and versatile accommodation, complemented by a good-sized landscaped west-facing rear garden with raised pond.

The accommodation comprises an entrance lobby, solid wood kitchen with integrated appliances, open-plan dining room and lounge with French doors opening onto the garden. To the first floor are three good-sized bedrooms and a bathroom with a four-piece suite.

Externally, the property benefits from a paved front garden providing parking, an integral garage and an attractive L-shaped rear garden.

Roos is a popular rural village with a strong community feel and a good range of local amenities. The village benefits from a well-regarded primary school, village shop, local butchers and two public houses,





The property is approached via a uPVC entrance door into the entrance lobby, with stairs leading to the first floor. The fitted solid wood kitchen features integrated appliances, ample work surfaces and a door providing access to the garden.

Bi-fold doors open into the dining room, creating a bright open-plan space which flows through to the good-sized lounge. The lounge enjoys views and direct access to the rear garden via uPVC French doors and features a living flame gas fire.

To the first floor are three good-sized bedrooms, including two doubles, together with a modern four-piece family bathroom.

Outside, the front garden is York Stone paved, providing low-maintenance off-street parking and access to the integral garage. A side passage leads to the rear.

The west-facing rear garden is a particular highlight, being fully enclosed and attractively landscaped with a lawn, paved and gravelled seating areas, mature borders, wooden storage shed and a feature raised pond. The integral garage benefits from power and an up-and-over door.

Entrance Lobby

Kitchen 14'9" x 8'2" (4.50 x 2.50)

Dining Room 10'4" x 8'2" max (3.15 x 2.50 max)

Lounge 14'3" x 12'1" (4.35 x 3.70)

Bedroom One 15'8" x 11'9" (4.80 x 3.60)

Bedroom Two 13'9" x 9'2" (4.20 x 2.80)

Bedroom Three 13'8" x 8'2" (4.19m x 2.50)

Bathroom 9'10" x 8'4" maximum (3.00 x 2.55 maximum)

Garden

Garage

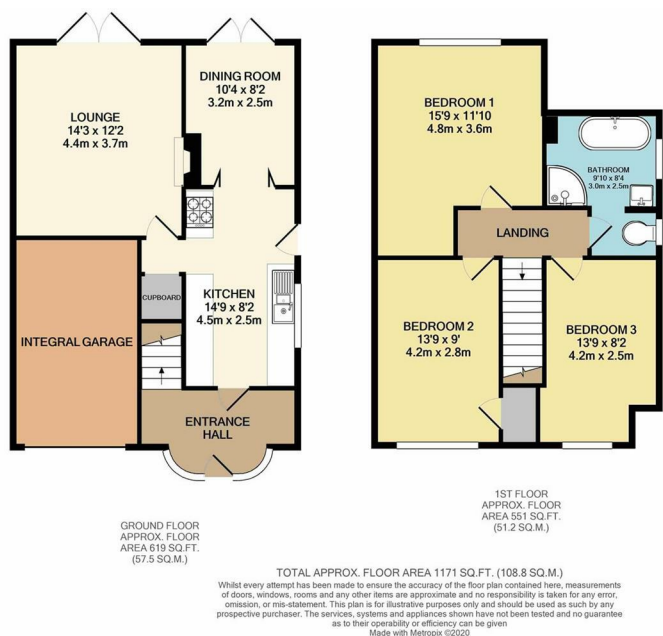
Agent Note

Parking: off street parking available via private driveway and garage.

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

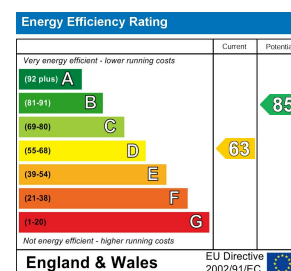
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band C.



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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

