



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



9 Elm Garth

£210,000

Roos Hull, HU12 0HH



Offered to the market with vacant possession and no onward chain, this detached three-bedroom home presents an exciting opportunity for a buyer to modernise and personalise to their own tastes. Set within a highly regarded village, the property offers the kind of potential rarely found — a chance to create a stylish, individual home while adding real long-term value. Benefiting from off-street parking, a side garage with adjoining utility space, and two generous reception rooms, this well-proportioned property provides a superb foundation for family living. Whether you're looking to upsize, invest, or take on a rewarding project in a desirable location, this home offers endless scope and possibility.





A gated driveway provides off-street parking and leads to the attached garage, accompanied by a front garden with mature planting. A side pathway gives access to the rear garden, a pleasant space laid mainly to lawn and featuring an adjoining utility area connected to the garage – ideal for practical storage and screening the property's oil tank.

Stepping inside, a side entrance door opens into a central hallway with stairs rising to the first floor and a ground floor WC. The front-facing lounge spans the width of the property and enjoys dual aspect windows, filling the room with natural light. A second reception room with French doors to the rear garden provides a versatile dining or family space, sitting adjacent to the fitted kitchen, which also enjoys direct garden access.

Upstairs, a central landing leads to three bedrooms – two doubles with built-in storage

and a further single bedroom, all served by a family bathroom with a coloured suite. Offering generous proportions, flexible layout, and a sought-after setting, this property is ready to be transformed into a beautiful family home.

Kitchen 11'9" x 9'10" (3.6m x 3m)

Dining Room 9'10" x 6'10" (3m x 2.1m)

Lounge 19'2" x 11'11" (5.85m x 3.65m)

Bedroom 1 12'1" x 12'1" (3.7m x 3.7m)

Bedroom 2 10'2" x 9'10" (3.1m x 3m)

Bedroom 3 12'1" x 6'6" (3.7m x 2m)

Bathroom 10'2" x 8'2" (3.1m x 2.5m)

Garden & Garage

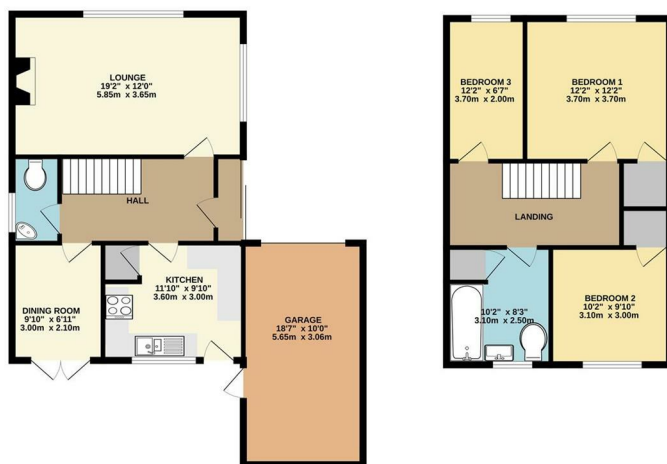
AGENT NOTES

Parking: off street parking is available with this property.

Heating & Hot Water: Heating is via an oil fired boiler and hot water by a hot water cylinder.

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

At the time of marketing probate is still outstanding for this property. Although a sale can proceed in the meantime, contracts cannot be exchanged until grant of probate has been issued.



TOTAL FLOOR AREA: 1289 sq ft (119.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mortgage 12/2023



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			73
(39-54) E			
(21-38) F		51	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Services include oil, mains electric and drainage connections.
Council tax band D.

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.