



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Coltman Row

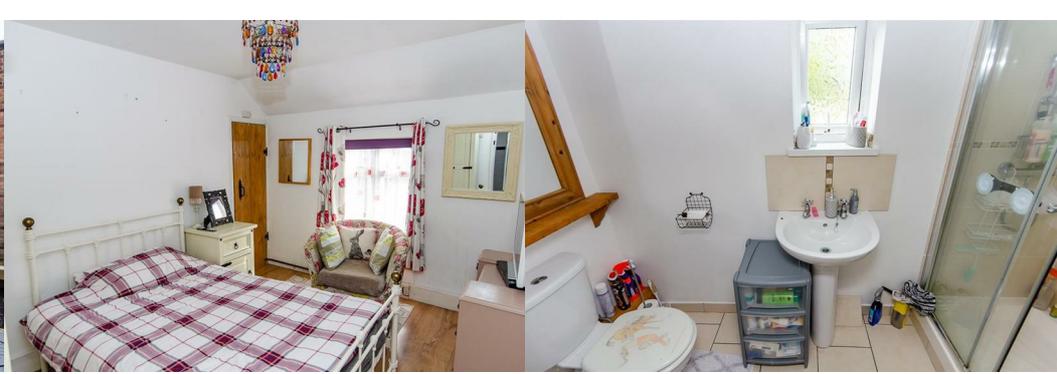
Roos, HU12 0HD

Offers In The Region Of
£159,950



Traditional terraced cottage renovated and restored to a high standard retaining the original character with open ceiling beams, rustic fireplaces and ledge and brace doors throughout; offering a great opportunity for any buyers looking for a property with character in this sought after village! The property comprises: hallway, lounge diner with solid fuel stove, fitted kitchen, separate utility room and rear entrance lobby, to the first floor are three good size bedrooms and a shower room, to the rear is an enclosed and private West facing garden with a large Dutch Barn style offering useful storage space. With gas central heating in place (boiler replaced Feb 2020), uPVC windows to the rear and traditional double glazed timber frame windows to the front of the property for added kerb appeal. This lovely property will cater for a range of buyers and is available to view now by appointment only, contact our office to arrange an appointment.





Hallway

A hardwood front entrance door opens into the hallway with tiled flooring, radiator, stairs leading to the first floor landing with spindles and storage below, built-in utility cupboard housing the meters and with space for shoes/coats.

Lounge Diner 19'0" x 11'11" (5.80 x 3.65)

Open plan living dining space running across the front of the property with a rustic brick fireplace and traditional solid fuel stove, exposed beams to the ceiling, wooden flooring, dado height wall panelling, radiator, two double glazed wooden windows to the front aspect and open plan to the kitchen.

Kitchen 15'1" x 6'6" (4.60 x 2.00)

Oak fitted kitchen with contrasting black work surfaces and dresser unit, ceramic 1.25 bowl sink and drainer with mixer tap and a uPVC window above facing the rear garden, free standing range style gas cooker, plumbing for a slimline dishwasher, tiled flooring and exposed beams to the ceiling with feature pendant lights between.

Rear Lobby

Rear entrance lobby with a timber stable door opening to the rear garden, tiled flooring and with access leading through to the lounge, utility and kitchen.

Utility 6'4" x 6'0" (1.95 x 1.85)

Useful utility room with plumbing for a washing machine and space for free standing white goods, tiled flooring, traditional Sheila Maid and a rear facing obscured glazed uPVC window.

Landing

Stairs lead onto the landing with laminate flooring and a shelved reading nook (also offers space for a desk for home working) with rear facing uPVC window.

Bedroom One 12'1" x 12'1" (3.70 x 3.70)

Double bedroom with laminate flooring, radiator and a front facing double glazed window.

Bedroom Two 12'1" x 9'4" (3.70 x 2.85)

Double bedroom with laminate flooring, radiator, front facing double glazed window, loft access and fitted cupboard housing the gas fired combi-boiler (replaced in Feb 2020).

Bedroom Three 6'10" x 9'2" (2.10 x 2.80)

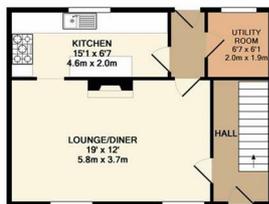
UPVC window to the rear aspect, radiator and laminate flooring.

Shower Room 9'0" x 3'7" (2.75 x 1.10)

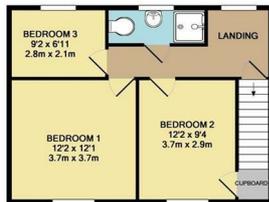
Modern white three piece bathroom suite comprising large shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Tiled splash backs, tiled flooring and an obscured glazed uPVC window.

Garden

To the rear of the property is an enclosed West facing garden, fenced to all sides and with a pedestrian gate opening to a private gravelled rear access way servicing this row of cottages that also seats some original brick coal sheds, one of which belongs to this property. The garden has been updated by the current owners and is mostly paved and gravelled for ease of maintenance, with a range of raised wooden planters, greenhouse, outside tap, brick storage shed and a Dutch Barn timber storage shed (16" x 8") with power supplied.



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2018)

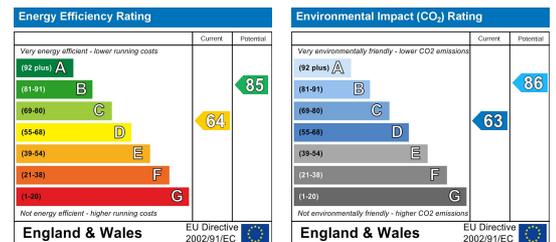
Council Tax band:B

Directions: From our office head north out of the town towards Roos, stay on the main road on this property is on the left hand side just after the turning with South End and before reaching the village butchers.

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