



North End, Roos, East Yorkshire, HU12 0HX

FINE & COUNTRY

INDIVIDUAL DETACHED COTTAGE - OOZING CHARM AND CHARACTER - FOUR RECEPTIONS, THREE BEDROOMS, TWO BATHROOMS - VILLAGE/RURAL SETTING - LARGE MATURE PRIVATE GARDENS - SEPARATE SWIMMING POOL COMPLEX - DOUBLE GARAGING WITH GYM AREA ABOVE



Rarely does a property of this calibre and individuality come to the market. Enjoying a lovely village/rural setting, this three bedroom, four reception, two bathroom detached cottage sits on a large private mature plot with separate swimming pool complex, double garaging with gym area above and boasts views over open countryside. Briefly comprising entrance porch to entrance hallway, lounge, orangery, fitted kitchen, cloakroom, dining room, sitting room, utility, store room and pantry, to the first floor three bedrooms, bathroom and shower room. Outside are large mature private gardens, swimming pool complex, electric secure gated forecourt with generous parking leading to double garage with gym area above.

Location:

The Holderness village of Roos lies just four miles inland from Withernsea on the east coast, approximately twelve miles to the south of Hornsea and is within comfortable travelling distance of the City of Hull which lies approximately twelve miles away. The village offers a village shop, two public houses, a country bus service and its own primary school.

Accommodation:

The property is arranged on two floors and briefly comprises as follows:

Entrance Lobby**Cloakroom:**

With w.c. and wash hand basin.

Inner Hallway:

With tiled flooring. Leading through to ...

Second Hallway Area:

With staircase leading to the first floor.

Lounge:

With bay windows to the front and rear elevations and feature recessed fireplace with logburner. Doorway leading to ...





Orangery:

With French doors leading out to the rear garden.

Fitted Kitchen:

With a comprehensive range of fitted floor units, wall cupboards and drawers, built-in oven, hob and extractor, inset sink unit, integrated fridge and views over open countryside.

Sitting Room

Dining Room:

With bi-fold doors leading out to the rear garden and beamed ceiling.

Utility Room:

With plumbing for automatic washing machine, gas central heating boiler and sink unit.



Pantry

Rear Lobby

Store Room

First Floor

Landing:

With built-in cupboards.

Master Bedroom:

With a comprehensive range of fitted wardrobes, dressing table unit and drawers.

Bedroom 2:

With walk-in cupboard off.

Shower Room:

With shower, pedestal wash hand basin, low level w.c. and fully tiled walls.

Bedroom 3:

With fitted wardrobes and views over open countryside.

Walk-in Wardrobe:

With fitted wardrobes and views over open countryside.

Bathroom:

With panelled bath, separate shower, twin pedestal wash hand basins, low level w.c. and bidet.

Outside:

The property is approached via a private driveway with electric gates leading into a large courtyard parking area for several vehicles and leading to a double garage with external staircase leading to a gym area above. Beautiful mature gardens surround the property to four sides being mainly laid to lawn with a variety of mature trees, flowers and shrubs with separate patio areas taking full advantage of the available sunshine. There is a large swimming pool complex measuring approximately 39'4" x 25'0" with sauna, shower area and changing room. Bi-fold doors open out onto a decking area and gardens.

Tenure:

The tenure of the property is freehold.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Connected Person Disclaimer

PLEASE NOTE - We are required under Estate Agent's Act 1979 and the Provision of Information Regulations Act 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.



Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

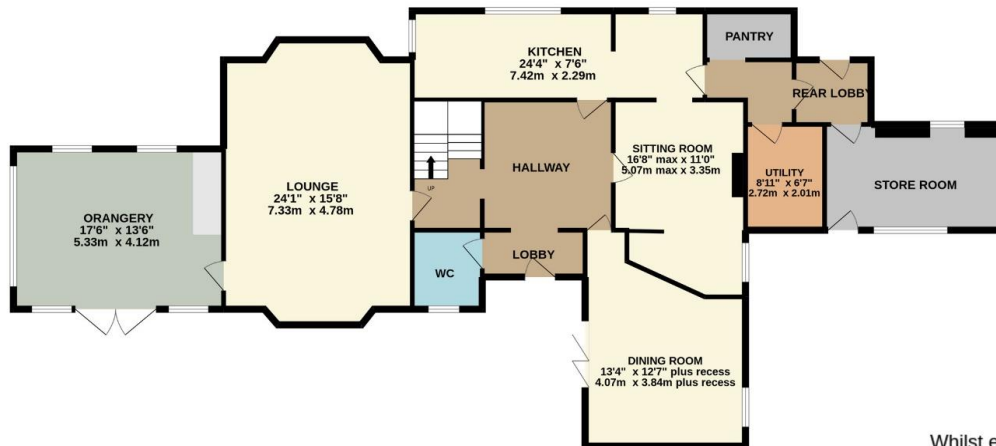
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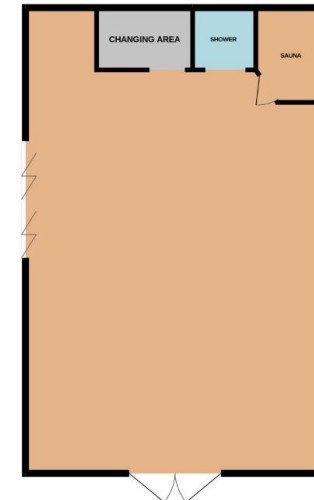
1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



SWIMMING POOL COMPLEX
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 3589 sq.ft. (333.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

