



6 Becks Manor, Roos HU12 0EF
£345,000

- Generous detached house (1,335 square feet)
- 4 double bedrooms, 2 bathrooms
- Recently fitted modern dining kitchen
- Converted double garage
- Westerly facing generously sized garden
- Conservatory
- Council tax band D
- EPC rating C

Deceptively generous and beautifully laid out modern house.

A very attractive, homely and deceptively spacious family house offering four double bedrooms and a layout which provides for great flexibility of living space. Having recently been updated with a stylish modern fitted kitchen which is open plan into the dining area, the property has also been extended with a conservatory overlooking the westerly facing garden, and the garage has been converted into living space which could have a multitude of uses.

Located at the head of a small and attractive cul-de-sac in the centre of the village, the property is well-proportioned throughout and has a light and bright ambience. Viewing is highly recommended.

LOCATION

The property is situated at the head of a small modern cul-de-sac which forms Becksid Manor in the centre of this attractive and highly regarded Holderness village.

Roos lies just 4 miles inland from Withernsea on the East Yorkshire Coast. Hornsea lies about 12 miles to the north and the city of Hull is also within comfortable travelling distance being about 16 miles by road to the west. The village offers good local facilities including shops, a primary school, doctors surgery, public houses and a country bus service. More comprehensive shopping facilities are available in Withernsea where secondary education is also provided for.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'4 x 7'7 max (3.15m x 2.31m max)
Modern uPVC ornate glass panelled front door with matching panel to one side. Attractive laminate flooring, stairs to the first floor accommodation with storage under.

DOWNSTAIRS CLOAKS

7'1 x 3'1 (2.16m x 0.94m)
Two piece suite comprising close coupled WC and pedestal wash basin.

LIVING ROOM

20'10 x 11'7 (6.35m x 3.53m)
A very well-proportioned dual aspect room with window to the front elevation and patio doors opening into the rear conservatory. The focal point of the room is a carved oak fireplace with marble hearth and back housing gas living flame fire.

KITCHEN

13'11 x 8'7 (4.24m x 2.62m)
A recently fitted (approximately 4 years old) white gloss fronted kitchen with attractive solid wood butchers block worksurfaces and tiled splashbacks. Four ring stainless steel gas hob with extractor over, porcelain sink and drainer. Integrated double oven and dishwasher. Porcelain tiled floor, uPVC door opening onto the rear garden with window to one side. Open plan to:

DINING AREA

10'8 x 8'8 (3.25m x 2.64m)
Window overlooking the garden and laminate flooring.

UTILITY ROOM

7'1 x 7'6 (2.16m x 2.29m)
Wall and base storage units with white fronts, laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, modern wall-mounted Worcester Bosch boiler, space and plumbing for washing machine, tumble dryer and fridge freezer, porcelain tiled floor, window to the side elevation and door through into the garage.

CONSERVATORY

9'3 x 9'2 (2.82m x 2.79m)
An attractive extension to the rear of the property accessed off the living room and overlooking the westerly facing garden, with French doors opening onto the patio area.

CONVERTED GARAGE

15'11 x 12'3 (4.85m x 3.73m)
The interior of the garage has been converted to create more living space and has a uPVC glass panelled door and window, and a shelved out cupboard, the double garage could be converted back if required or offers a multitude of different uses including gym, hobby room or further reception room/bedroom.

FIRST FLOOR LANDING

Airing cupboard housing the hot water tank.

BEDROOM 1

14' x 11'2 reducing to 9'7 (4.27m x 3.40m reducing to 2.92m)
Window overlooking the rear garden and laminate flooring.

EN-SUITE SHOWER ROOM

6'4 x 4'1 (1.93m x 1.24m)
Three piece suite comprising pedestal wash basin, close coupled WC and shower enclosure, window to the rear elevation.

BEDROOM 2

11'8 x 9'8 (3.56m x 2.95m)
Window to the front elevation.

BEDROOM 3

14'5 x 7'3 (4.39m x 2.21m)
Window to the front elevation and built-in cupboard.

BEDROOM 4

11'6 x 8'1 (3.51m x 2.46m)
Window to the rear elevation.

BATHROOM

6'4 x 6'10 (1.93m x 2.08m)
Three piece suite comprising wash basin, bath with shower over and low level WC, window to the rear elevation and partially tiled walls.

OUTSIDE

The property is set back from the head of the cul-de-sac with a brick sett drive leading up to the converted garage. The front garden has been laid under gravel for ease of maintenance. Access can be gained through timber gates at both sides of the property to the rear garden.

The rear garden is westerly facing and relatively private. With a central lawn there are wide and well-stocked flower borders and the garden is not overlooked from the rear. A

patio area lies adjacent to the kitchen and there is a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY. We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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