



**Orchard Close, Roos, Hull, HU12 0LN**

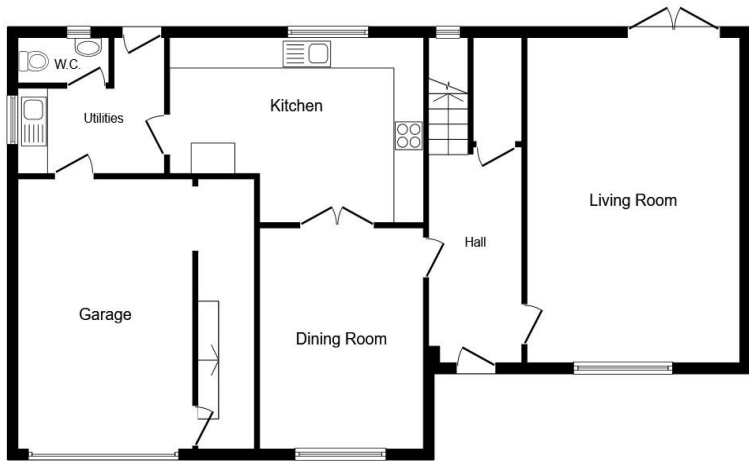


**Welcome to**

**Orchard Close, Roos, Hull**

A stunning three-bedroom home, offering breathtaking views of open farmland. The property boasts a spacious lounge, a large dining room perfect for entertaining. A modern integrated kitchen with double oven. Upstairs features a luxurious master suite with bathroom and balcony.





**Ground Floor**



**First Floor**

Total floor area 168.4 m<sup>2</sup> (1,812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Entrance Hall

13' 7" max x 6' 2" max ( 4.14m max x 1.88m max )

## Lounge

21' 4" max x 13' 10" max ( 6.50m max x 4.22m max )

## Dining Room

14' 3" max x 10' 5" max ( 4.34m max x 3.17m max )

## Kitchen

16' 11" max x 11' 11" max ( 5.16m max x 3.63m max )

## Utility Room

9' 7" max x 3' 2" max ( 2.92m max x 0.97m max )

## Downstairs Wc

## Landing

## Bedroom 1

9' 11" max x 10' 6" max ( 3.02m max x 3.20m max )

## En Suite

5' 8" max x 2' 2" max ( 1.73m max x 0.66m max )

## Bedroom 2

10' 6" max x 11' 2" max ( 3.20m max x 3.40m max )

## Bedroom 3

21' 5" max x 11' 2" max ( 6.53m max x 3.40m max )

## Shower Room

7' max x 6' 4" max ( 2.13m max x 1.93m max )

## Converted Study Space

15' max x 9' 1" max ( 4.57m max x 2.77m max )

**Welcome to**

## **Orchard Close, Roos Hull**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 BED DETACHED HOME
- OFFSTREET PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDR123419 - 0002

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