



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 South Park

£259,000

Roos, HU12 0HG



DETACHED THREE BEDROOM BUNGALOW WITH LARGE GARDEN. NO CHAIN INVOLVED!

This pleasant bungalow is deceptive in size and provides lots of living space that is matched by a good size garden at the rear, driveway for off street parking and large garage. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, spacious lounge diner, rear conservatory, kitchen, shower room and three double bedrooms all with fitted wardrobes and one with an en-suite. The property is situated near the entrance of this cul de sac, close to the centre of this sought after village and is a great opportunity for any buyer looking for a bungalow that doesn't want to compromise on space. Contact the office today to arrange a viewing and see all that this property has to offer.





Porch/Hallway

A glazed wooden door opens to an internal entrance porch with tiled flooring and a further glazed door opening through into an L-shaped hallway giving access to all rooms. With a radiator, loft hatch and a built-in airing cupboard housing the hot water cylinder.

Lounge Diner 25'3" x 14'3" maximum (7.70 x 4.35 maximum)

Spacious dual aspect living room with a focal fireplace of painted brick with a tiled hearth and inset gas fire, two radiators, a uPVC bow window to the front aspect, additional uPVC window to the side and a set of glazed French doors opening to the rear conservatory.

Conservatory 12'1" x 10'2" (3.70 x 3.10)

Of uPVC construction under a glass roof with French doors to the garden.

Kitchen 11'5" x 11'9" (3.50 x 3.60)

White fitted kitchen with complementing wooden worktops and tiled splash backs, with a stainless steel sink and drainer with mixer tap, provisions for a free standing electric cooker with extraction fan, plumbing for a washing machine and space for a dryer and fridge freezer. With a uPVC window and door facing out over the rear garden, vinyl flooring, radiator, glazed display cabinets and a tall built-in cupboard.

Shower Room 8'2" x 7'2" (2.50 x 2.20)

Comprising of a shower cubicle with a mains fed shower, pedestal basin and WC, with tiled walls, vinyl flooring, radiator, extraction fan and uPVC window.

Bedroom One 15'3" x 11'3" (4.65 x 3.45)

Rear facing double bedroom with a range of fitted wardrobes to one wall with dressing table, radiator, uPVC window and access to the en-suite.

En-suite 4'11" x 2'7" (1.50 x 0.80)

Fitted with a corner basin and WC.

Bedroom Two 9'10" x 11'11" (3.00 x 3.65)

Second double bedroom with a front facing uPVC window, radiator and a bank of fitted wardrobes to one wall.

Bedroom Three 9'10" x 10'5" (3.00 x 3.20)

Third double bedroom with fitted wardrobes, radiator and uPVC window to the front aspect.

Garage & Garden

Adjoining the side of the property is a brick built double garage with an up and over vehicle door, with power laid on and housing the property's gas fired boiler. A hard standing driveway provides off street parking in front of the garage and gated pathways lead down both sides of

the property through to the rear garden.

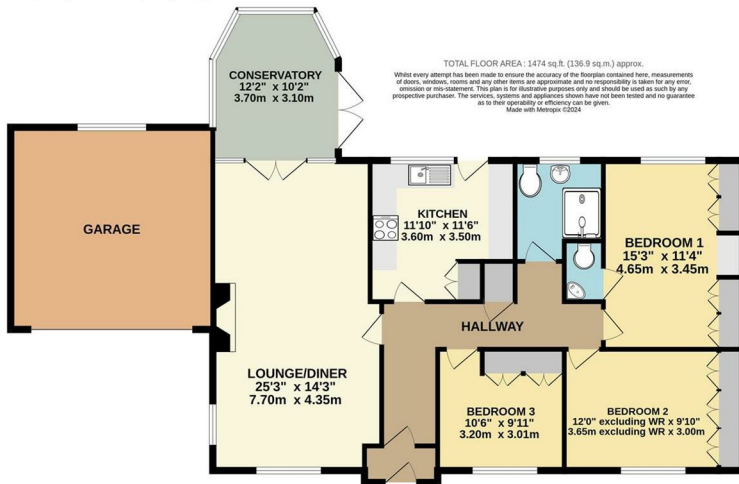
Stepping out to the rear is a paved patio area which leads onto a large lawned garden with sweeping borders stocked with a range of mature shrubs, enclosed to all sides by a mixture of fenced and hedgerow boundaries, with a hard standing area behind the garage providing additional storage space for bins etc.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: are provided by a gas fired boiler and hot water cylinder.

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

GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	81
EU Directive 2002/91/EC			

Council tax band D.

Services include mains gas, electric and drainage connections.

Heading from Withernsea enter the village on Pilmar Lane and follow the road through until a sharp right hand bend, turn left onto South End Road and left again onto South Park, where this property is the first property on the left hand side.

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.

