



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



22 Pilmar Lane

£270,000

Roos, HU12 0HN



Nestled in the charming village of Roos is this delightful semi-detached house set on a small cul-de-sac on Pilmar Lane, occupying a deceptively large plot with a large garden to the rear that has been landscaped with a raised koi pond, outdoor dining space and an open fronted garden building providing the perfect space for a hot tub and entertaining guests. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

One of the key features of the home is a large double garage with rear workshop that provides space for any buyer looking to run a home business, house a classic car or just needs extra storage space. Additionally, this garage has been built with the potential to extend above it, providing additional living space (subject to consents) or even conversion to an annex for a dependant relative; this flexibility allows you to tailor the home to your specific needs.

With ample off street parking available in addition to the garage, solar panels in place for free day time electricity and with uPVC glazing and gas central heating throughout.

This semi-detached house is not just a home; it is a canvas for your future aspirations, don't miss the opportunity to view and see all that is on offer here.





A front entrance door opens into the hallway with stairs leading up to the first floor landing, access leads through to an open plan lounge diner with French doors opening out to the rear patio area. The fitted kitchen features a range of built-in appliances and also has French doors to the rear patio area which offers the ideal space for alresco dining. Leading from the kitchen is a second entrance lobby with utility space and gives access through to the ground floor bathroom with four piece bathroom suite. A door connects the utility to the double garage which has two electric roller garage doors, power and lighting laid on, built-in workbenches and a sink unit. Double doors open to a rear workshop space currently used for woodworking and a door leads out to the rear garden.

To the first floor are three good size bedrooms, with fitted wardrobes to bedroom one and a shower room with feature multi-jet shower pod.

Externally is a large gravelled front driveway with raised planted side border and providing off street parking for multiple cars along with access into the garage. At the rear is a deceptively large garden, mostly laid to lawn with a variety of flowing trees, a raised koi pond with water feature and an elevated patio area with hot & cold water

taps, ideal space for an outdoor kitchen/BBQ set up. Within the garden is an open fronted wooden garden building which offers the perfect space for a hot tub and space to sit out and enjoy the garden in no matter what the weather. With the full garden screened by fenced boundaries to all sides and being West facing to catch the sun all afternoon.

Hallway

Lounge Diner 23'3" x 13'5" (7.10 x 4.10)

Kitchen 12'3" x 8'2" (3.75 x 2.50)

Utility 13'11" x 5'10" (4.25 x 1.80)

Bathroom 9'10" x 5'10" (3.00 x 1.80)

Double Garage 24'1" x 21'1" (7.35 x 6.45)

Workshop 11'9" x 17'8" (3.60 x 5.40)

Landing

Bedroom One 11'9" x 13'1" (3.60 x 4.00)

Bedroom Two 14'3" x 10'7" (4.35 x 3.25)

Bedroom Three 8'2" x 9'0" (2.50 x 2.75)

Shower Room 3'3".262'5" x 6'6" (1.80 x 2.00)

Garden

Agent Note

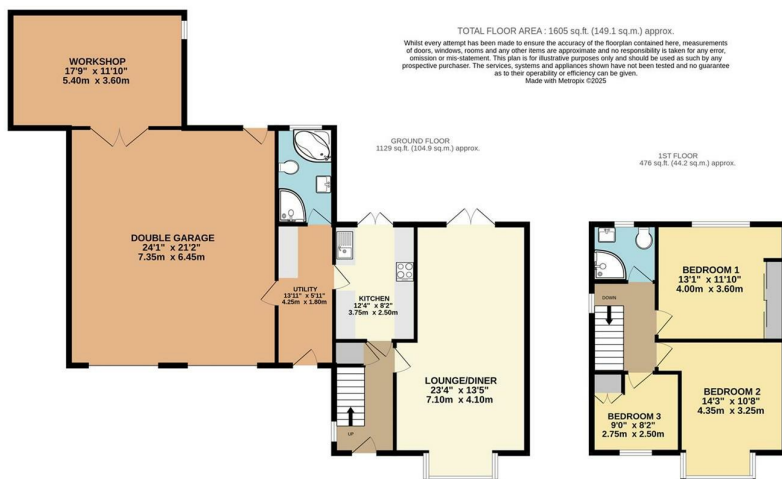
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

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.

Council tax band B.

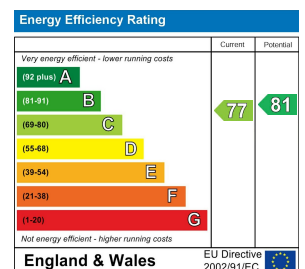
The property is connected to mains gas and mains drainage.

Solar panels are in situ and these are owned outright, providing free day time electricity and generating a small surplus income each month.



Energy Efficiency Graph

tenure: Freehold



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.

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