



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Manor Cottages

£140,000

South End Roos, HU12 0HE



Nestled in the heart of the picturesque village of Roos, East Riding, this charming two bedroom mid-terrace cottage perfectly balances traditional character with modern comfort. Tastefully finished throughout to a high standard, it retains all the charm of cottage living while benefiting from thoughtful contemporary upgrades, making it ready to move straight into.

The accommodation comprises two bedrooms and a first-floor bathroom, complemented by a stylish kitchen with navy blue units and a cosy living room. Neutral décor and a considered layout create a light and versatile home. To the rear, the property boasts the rare advantage of off-street parking – a particularly valuable feature in a village setting.

This delightful cottage is a rare find, offering the ease of modern living with the timeless appeal of village life. Whether you are searching for your first home, a downsizing move, or a tranquil getaway, this home must be viewed.





The front door opens into a cosy lounge, complete with a spindled staircase rising to the first-floor landing, decorative ceiling beams, and a handy under-stairs storage cupboard. From here, access continues into the rear kitchen diner, fitted with a modern range of navy units complemented by marble-effect worktops and tiled splashbacks. The kitchen is equipped with a built-in oven and hob, with space provided for additional appliances.

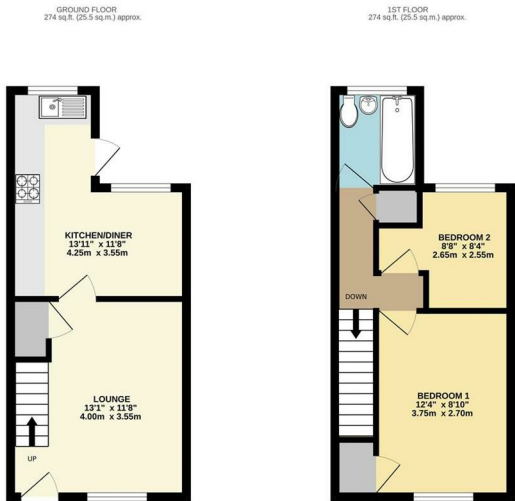
Upstairs, the first floor offers a front-facing double bedroom, a rear single bedroom, and a family bathroom fitted with a shower over the bath.

Externally, the property enjoys an enclosed west-facing rear garden, creating the perfect spot to relax and enjoy the afternoon sun. A rear gate opens directly to a residents' car park serving this row of cottages, providing the convenience of off-street parking.

- Lounge 11'7" x 13'1" (3.55 x 4.00)
- Kitchen Diner 13'11" x 11'7" (4.25 x 3.55)
- Bedroom One 12'3" x 8'10" (3.75 x 2.70)
- Bedroom Two 8'4" x 8'8" max (2.55 x 2.65 max)
- Bathroom 6'2" x 5'6" (1.90 x 1.70)
- Garden

Agent Note
Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by electric heating and a hot water tank.
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 A.

The property is connected to mains gas and mains drainage.

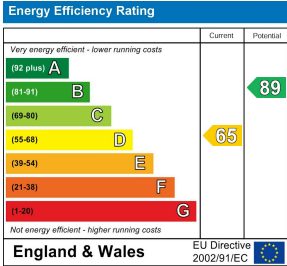


TOTAL FLOOR AREA: 568 sq ft (52.0 sq m) approx.
*Where every effort has been made to ensure the accuracy of the figures contained herein, responsibility for their use, whether in whole or in part, is accepted by the user. The figures are for guidance only and should not be relied upon for any purpose other than that for which they are provided. The figures are for guidance only and should not be relied upon for any purpose other than that for which they are provided. The figures are for guidance only and should not be relied upon for any purpose other than that for which they are provided.



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.

