



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Main Street

£155,000

Roos, HU12 0HB



Nestled in the very heart of this well-regarded village, this two double bedroom mid-terrace period cottage is a true showpiece of quality craftsmanship and timeless character. Having been comprehensively refurbished throughout, the property has been tastefully restored to an exceptional standard, perfectly blending modern comfort with the charm of its period origins. Thoughtful details such as a solid fuel stove, period-style column radiators, and timber sliding sash windows enhance both comfort and kerb appeal, while the open-plan kitchen diner with granite worktops and floor-to-ceiling glass doors creates a seamless connection to the paved rear courtyard garden, complete with its original garden well – a charming focal point. The luxurious family bathroom, featuring a freestanding slipper bath and separate shower, continues the theme of elegance and attention to detail throughout. A rare find, this charming home truly must be viewed to be fully appreciated.





The front entrance door opens into an inviting hallway with a spindle staircase leading to the first floor and a useful storage cupboard beneath. The living room exudes warmth and character, centred around a solid fuel stove and framed by two large west-facing sash windows that flood the room with natural light. To the rear, the open-plan kitchen diner is fitted with neutral grey cabinetry and polished black granite worktops, complemented by tiled flooring and space for white goods. Full-height glazed doors open directly to the paved courtyard garden, featuring the original stone well, creating a unique and peaceful outdoor space. A right of way from the rear provides access back to the roadside.

Upstairs, a spacious landing includes a loft hatch with ladder leading to a part-boarded attic for additional storage. The principal bedroom at the front is impressively sized, with two sash windows adding to its bright and airy

feel. The second double bedroom sits to the rear, adjacent to the luxurious family bathroom, which features a double-ended freestanding slipper bath, countertop sink, and separate alcove shower – all styled to a boutique standard that perfectly complements the home's period charm.

Entrance Hall

Lounge (Reception) 14'7" x 14'1" (4.45m x 4.3m)

Kitchen/Diner 20'11" x 11'11" (6.4m x 3.65m)

Landing

Bathroom 9'10" x 8'6" (3m x 2.6m)

Bedroom One 15'1" x 14'1" (4.6m x 4.3m)

Bedroom Two 11'11" x 10'4" (3.65m x 3.15m)

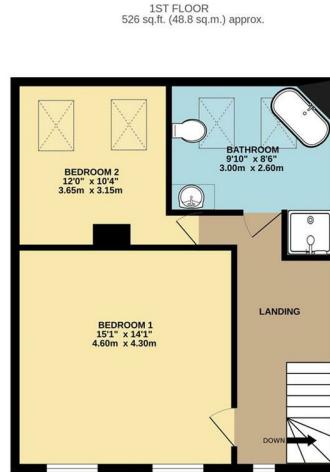
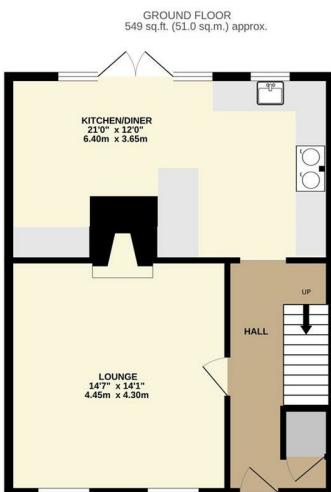
Yard

AGENT NOTES

Parking: There is no off street parking with this property.

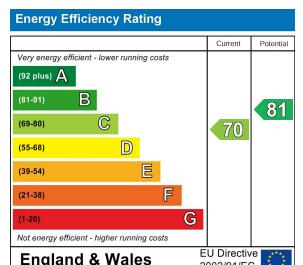
Heating & Hot Water: both are provided by a gas fired boiler.

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



Energy Efficiency Graph

Tenure: Freehold



Council tax band: B

The property is connected to mains gas & mains drainage services.

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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