



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



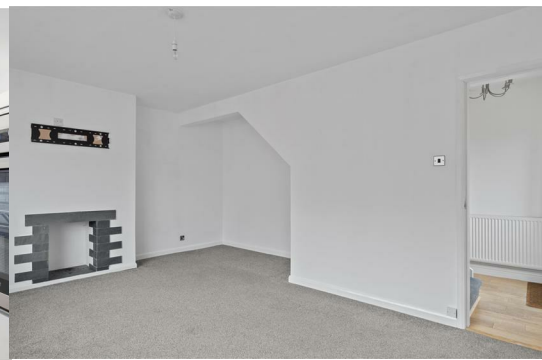
**48 Pilmar Lane**

**Asking Price £215,000**

Roos, HU12 0HN



This well-presented three-bedroom semi-detached home offers a superb opportunity for a young family or anyone seeking versatile, ready-to-move-into accommodation. Neutrally decorated throughout, the property provides a perfect blank canvas for personalisation or can be enjoyed exactly as it is. Featuring off-street parking via a private driveway, and a deceptively large rear garden, the home is designed for comfortable, modern living. A standout feature is the multipurpose outbuilding at the bottom of the garden — currently arranged as a stylish garden bar, but equally suited as a home office or hobby space for those needing room to work or unwind. Inside, the contemporary kitchen leads into a rear dining room extension, adding valuable living or dining space alongside a spacious front lounge. With a ground floor bedroom and WC, and two further double bedrooms and a bathroom to the first floor, this flexible layout caters to a range of lifestyles. Offered to the market with no onward chain, this inviting home is ready for its new owners to move straight in and make it their own.







A gravelled frontage and side driveway provide ample off-street parking, with a gate opening to the large west-facing rear garden. Here, a hardstanding patio area flows into a lawned garden bordered by decorative slate chippings and raised planters, all enclosed by fenced boundaries for privacy. A substantial wooden shed offers excellent outdoor storage, while the garden building at the far end – complete with power supply – provides an adaptable space ideal for entertaining, hobbies, or home working.

Inside, the entrance hallway includes a ground floor WC and staircase leading to the first floor. The lounge spans the front of the property, offering generous room for family living. A ground floor bedroom, conveniently located beside the WC, provides an excellent option for guests or single-level living. The modern kitchen, fitted with white gloss units, opens through to the rear dining room extension, a bright and airy space overlooking the garden that's perfect for

dining or relaxing. Upstairs, the landing offers built-in cupboards for storage and access to part-boarded eaves space. Two double bedrooms and a family bathroom with a shower over the bath complete the accommodation.

### Hallway

Upvc side entrance door opens to the hallway with stairs rising to the first floor, laminate flooring, ceiling light and central heating radiator.

**WC 4'11" x 2'11" (1.50 x 0.90)**

**Lounge 16'4" x 14'1" (5.00 x 4.30)**

**Bedroom Three 8'10" x 8'2" (2.70 x 2.50)**

**Kitchen 15'5" x 8'2" (4.70 x 2.50)**

**Conservatory 9'10" x 8'10" (3.00 x 2.70)**

**Bedroom One 12'1" x 11'1" (3.70 x 3.40)**

**Bathroom 8'2" x 5'6" (2.50 x 1.70)**

**Bedroom Two 9'10" x 9'10" (3.00 x 3.00)**

### Garden

#### Agent Note

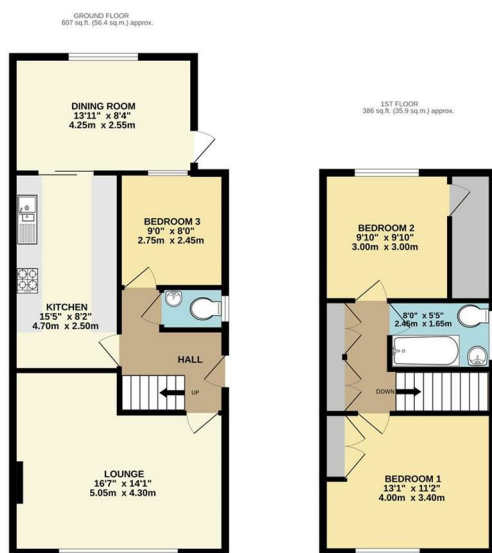
Parking: off street parking is available with this property.

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

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

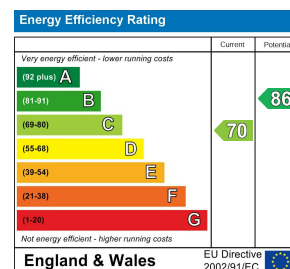
Council tax band B

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



### Energy Efficiency Graph

**Tenure: Freehold**



Services include mains gas, electric and drainage connections. Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band B. From our office head north out of the town and follow the road into Roos, take the first right hand turn onto Pilmar Lane where this property is located on the left hand side. Roos is a popular rural village to the north of Withernsea. There is a well regarded Primary school, public houses, country butchers and post office/village store.

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 should 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.